

public building commission



2019

Mid Year Update



PUBLIC BUILDING
COMMISSION

of Chicago



A Message from Carina

As we reach the mid-point of the year, this report serves as a reminder that the Public Building Commission of Chicago (PBC) is uniquely able and qualified to deliver improvements to capital and infrastructure in every neighborhood and community area in the city of Chicago. The PBC will successfully deliver two Design-Build projects in 2019.

The PBC has taken the Design-Build concept and applied it to the construction of the award-winning Manufacturing Technology & Engineering Center (MTEC) at Richard J. Daley College and the soon-to-be-opened South Side High School (also known as Englewood STEM High School).

As with all PBC's delivery methods, the Design-Build process includes capacity-building for small firms, increased number of minority and women business enterprises, opportunities for local businesses, and jobs for Chicago residents.

Even as we highlight the various integrative phases of the Design-Build process for two projects, we would be remiss if we did not call attention to the other 13 projects we have completed halfway through another successful year of delivering high-quality public facilities.

Early this year, the PBC was excited to substantially complete a new school building at South Loop Elementary School and an annex at Skinner West Elementary School. These new facilities will contribute to the fabric of their communities and provide students with the facilities to learn and succeed.

We also completed projects under the umbrella of the Chicago Park District's *Save Chicago's Treasures* initiative. While the scope of each project varied, the initiative aimed to enhance the quality of life of Chicago residents by providing safe, inviting park facilities that prioritize the needs of children and families.

As the PBC continues our 2019 campaign, we

PUBLIC BUILDING COMMISSION OF



Pre-Planning & Feasibility

Project Risk Assessment

Bonding & Public Financing

Land Acquisition & Zoning

Procurement

Compliance Monitoring



TABLE OF CONTENTS

Design-Build Method	4
Daley MTEC	6
South Side High School	12
Completed Projects	18
Active Projects	23

understand that PBC projects touches the lives of Chicagoans for generations to come and our work reaches into every corner of this city. The facilities that we construct act as anchors for this City's diverse neighborhoods, and our work presents tremendous opportunities to transform the spaces where residents of all ages play, learn and grow.

Therefore, it is with great pride that, through this report, we present our efforts thus far in 2019. We hope the news that we share illustrates our excellent stewardship of public funds and demonstrates how we are creating quality spaces that every Chicagoan can enjoy.

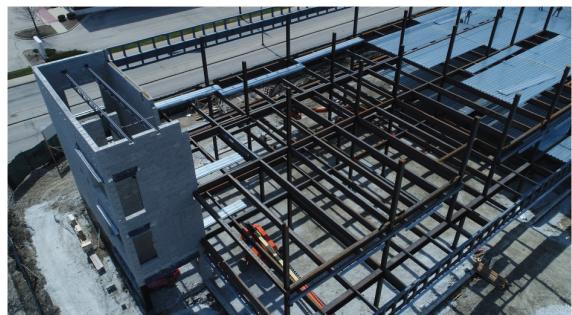
Sincerely,



Carina E. Sánchez

PBC Executive Director

CHICAGO: A FULL SERVICE PUBLIC DEVELOPER



WHY PBC?

Transparency & Accountability

Stakeholder Coordination

Flexible Delivery Strategies

Commitment to MBE/WBE & Building Capacity

Cost Control & Performance Metrics

Community Engagement, Outreach & Hiring

Speed to Competitive Market

Environmental Sustainability

CLIENT FOCUS ON MISSION & OBJECTIVES

An Overview of the Design-Build Method

When it comes to building or renovating public facilities, the list of available construction methods ranges from well-known and widely used to techniques steadily gaining popularity in the government sector, like the Design-Build method.

Design-Build is a method of project delivery in which one entity, the Design-Build team, works under a single contract with the PBC to provide design and construction services. One entity, one contract, one unified flow of work from initial concept through completion.

After completing a risk assessment and discussing provided requirements from City Colleges of Chicago and Chicago Public Schools respectively, the PBC selected the Design-Build delivery method for the delivery of the Manufacturing Technology & Engineering Center (MTEC) at Richard J. Daley College and South Side High School (also known as Englewood STEM High School).

This process entailed the PBC to request qualifications from architect and general contractor teams who would work together for the duration of the project. In addition, this process allows for many subcontractors or consultants to serve as "Prime" trade contractors or consultants.

Since their appointments, both Design-Build teams have assembled dynamic teams to complete their respective projects, and we are pleased to share that the Design-Build delivery system is currently being implemented on two additional PBC projects, scheduled for completion in 2020: Chicago Public Schools' replacement Hancock College Prep facility and Chicago Fire Department's Engine Company 115 fire station.

2019 Design-Build Projects

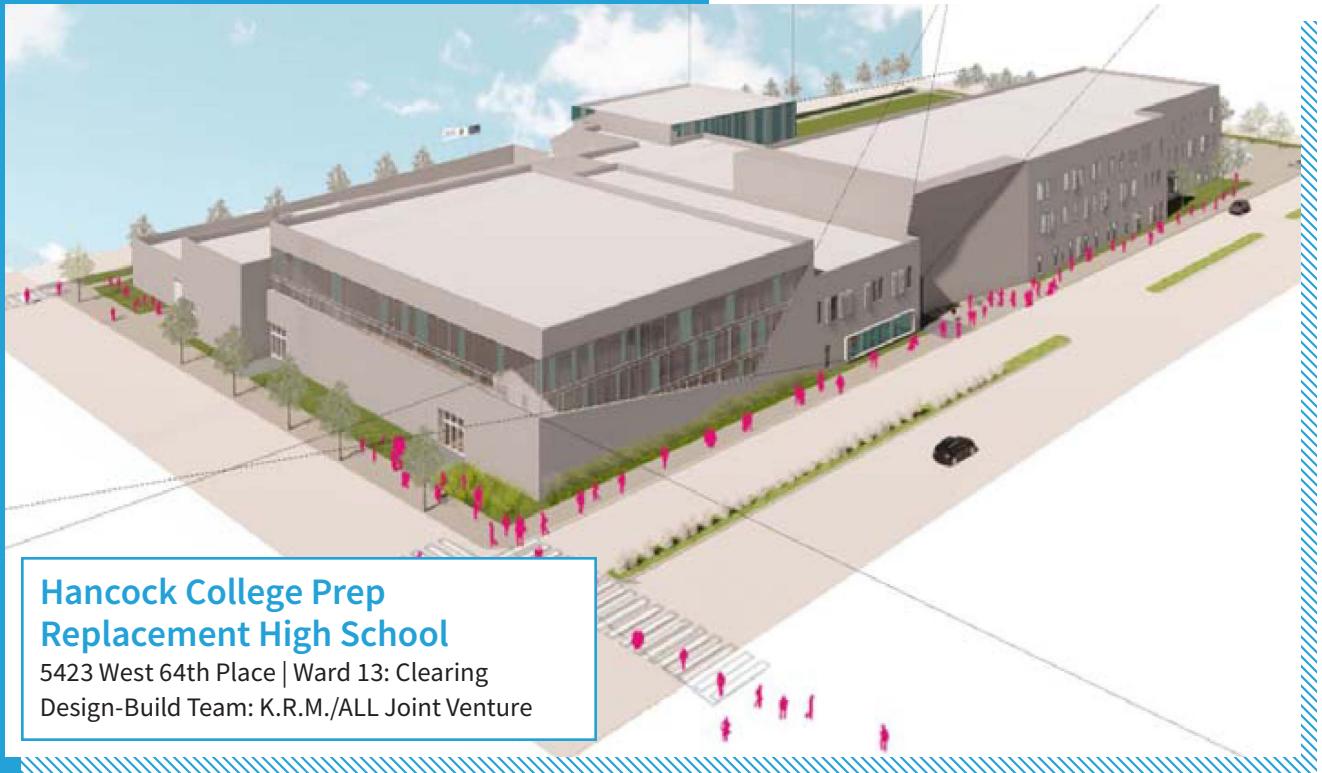


Daley College MTEC



South Side High School

2020 Design-Build Projects



**Hancock College Prep
Replacement High School**
5423 West 64th Place | Ward 13: Clearing
Design-Build Team: K.R.M./ALL Joint Venture



Engine Company 115
1024 West 119th Street | Ward 34: West Pullman
Design-Build Team: UJAMAA/Trice Joint Venture

CLIENT: CITY COLLEGES OF CHICAGO

Manufacturing Technology & Engineering Center at Richard J. Daley College

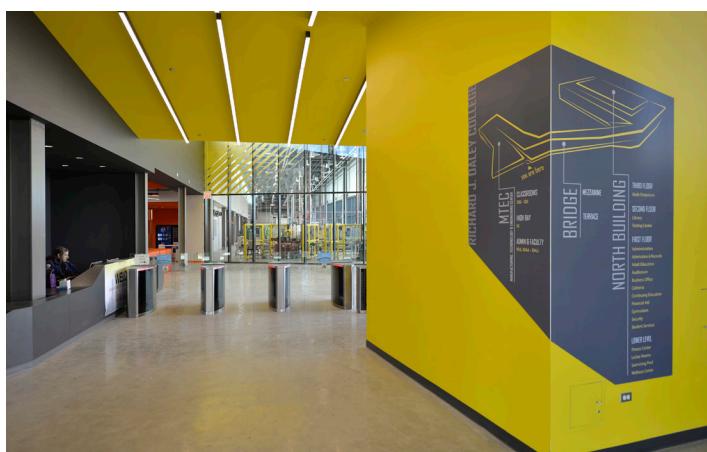
4101 West 76th Street | Ward 18: West Lawn
Design-Build Team: Old Veteran Construction with JGMA and CannonDesign

Opened in January 2019, the Manufacturing Technology & Engineering Center (MTEC) at Richard J. Daley College has already been named the 2019 winner of the Chicago Building Congress (CBC) Merit Award in the category of New Construction \$15-\$55M.

Chicago, the 52,000-square-foot facility houses manufacturing high-bay space, classrooms, labs, and an administrative area.

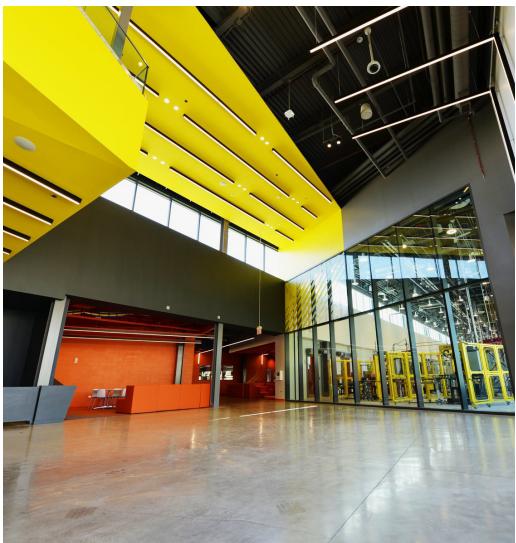
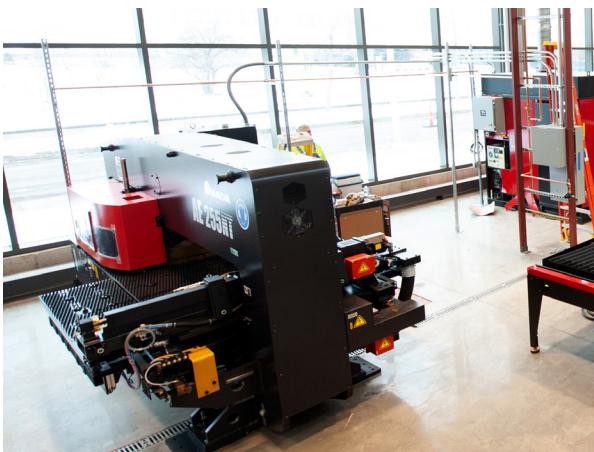
The Design-Build team of Old Veteran Construction, JGMA, and CannonDesign connected Daley College's new building to the legacy facility via a pedestrian bridge, with spaces for students to network, study, or lounge. The new center has increased Daley College's manufacturing space by 150%, enabling City Colleges of Chicago to serve 1,000 manufacturing students per year—a 5-fold increase in CCC manufacturing enrollment.

The design of MTEC utilizes building transparency to showcase the machines, equipment, and products integral to the learning objectives of the colleges and to provide a visual connection to the surrounding West Lawn community.



"Daley College is on the forefront of job training in manufacturing technology and engineering, and students will flock to the southwest side to pursue career training at MTEC. The future is now shining even brighter for the students entering City Colleges of Chicago, who can be proud of the education they earn and confident that they are learning the skills they need to get good jobs in growing fields."

- Alderman Derrick Curtis,
18th Ward



PBC contracts include goals and requirements intended to promote a diverse local workforce and increase business participation on our projects.

These contract provisions encourage competitive business opportunities for Minority Business Enterprises and Women Business Enterprises (MBE/WBE) in the delivery of construction and professional services and support the hiring of minority and female journeyworkers, apprentices and laborers.

Daley MTEC EEO Report



	Commitments	Actuals*
Minority Journeyworkers	40%	55.7%
Minority Apprentices	50%	77.5%
Minority Laborers	60%	62.7%
Female Journeyworkers	2%	4.5%
Female Apprentices	2%	22.3%
Community Hiring	7.5%	17.8%

*Data Date: May 31, 2019

Subcontractor Networking Sessions

Through business outreach events, networking sessions, and Assist Agencies, the PBC worked with the Design-Build team to offer individuals and companies the opportunity to learn about the upcoming project. This effort generates an opportunity for the Design-Build team and subcontractors or joint venture partners to meet and promote business opportunities.



Community Hiring Events

The PBC focuses on economic sustainability in project and program development. For this Design-Build project, the PBC assisted the project teams in hosting outreach events, working closely with elected officials, stakeholders and community partners to raise awareness of the community hiring sessions. The PBC also met on a regular basis with Assist Agencies, our Sister Agencies, and community groups to explore opportunities for increasing project participation.

The facing page features testimonials from a few of the Chicago residents who worked on the construction of the Daley College project.



THE FACES BEHIND THE BUILD

"My aunt passed along a flyer for a Daley College hiring event because she knew I was looking for a job. I'm glad she encouraged me to apply because I have learned so much in my new position: how to process RFIs and submittals, quality control field observation and more. This has been a great learning experience for me in the field of construction management."



"I was born and raised five minutes from the project site, and my sister attended Daley College. I'm glad the college is committing the resources for future students."

- Justice Parker, Chicago Lawn resident and Project Engineer

Justice, a Marine veteran who served in Bahrain, Jordan, Germany, Afghanistan and Iraq, joined Old Veteran Construction as a Project Engineer after applying at a community hiring session.

"I attended Daley College in the eighties to study accounting. I was going to be a CPA, but I got into carpentry and absolutely loved it, so here I am!"



"As a woman carpenter, I value opportunities like this to showcase my skills and versatility. It also helps that I live 12 minutes from the project site so I don't have to spend hours on the expressway getting to work. Overall I think that this is a great project because it enables students, especially women, to get the job skills they need right in their own community."

- Katie McGowan, West Englewood resident and Carpenter with 13 years of experience

"I grew up on the South Side of Chicago, and I found out about this internship opportunity when I saw a flyer posted at my gym. The internship has been great, and I appreciate the whole team's willingness to help me gain a broader understanding of this line of work. Also, my sister went to Daley College, so I'm especially grateful that I am able to learn about this business at an institution that touched my family directly."

- Redic Richardson, Chicago Lawn resident and Project Engineering Intern



Redic is a student at the University of Wisconsin Platteville with a double major in Building Construction Management and Building Construction Safety Management.

"I live five minutes from the college, so it's nice that I can take my kids to school and still get to work on time. I love being part of a project that is directly affecting my community."



"Seven years ago I got my GED from Daley College, and I'm currently enrolled in English as a Second Language night school there. The improvements we're making to the school will encourage other people to attend Daley College and get the necessary education they need in order to move forward in their lives."

- Norma Angulo, Ashburn resident and Document Control Assistant

This feature on the
MTEC Design-Build team
originally ran in the Winter
2018 issue of the PBC newsletter.

CONTRACTOR SPOTLIGHT: Latinos in Lead

Maldonado and



Typically acting as minority participants on large-scale projects, Jose Maldonado, CEO of Old Veteran Construction and Juan Moreno, architect and owner of the firm JGMA, decided to break away from their typical approach to partner on a large scale endeavor to reimagine a building for Richard J. Daley College in Chicago's West Lawn community.

"The project was highly publicized, competitive and open to all firms, but Jose and I made a very profound business decision in pursuit of this project," Moreno says. "It was a statement that we wanted to make to the community that the days of us just being minority participants have to be re-thought."

Born in Bogota, Columbia, Moreno grew up in Los Angeles, where he practiced for much of the early part

of his career. He came to Chicago in 1999 to work for a company that was later acquired by Los Angeles-based AECOM Technology Corp and worked from 2006 until 2010 at Ghafari Associates LLC. Today, JGMA has 21 employees and Moreno wants to keep pushing the envelope, gaining bigger assignments.

"My work is about uplifting," Moreno says. "So many people are doubted and underestimated, but because of our experiences, identity and talent, Jose and I could not be underestimated for the Daley College project."

Jose Maldonado grew up in Chicago Housing Authority's Trumbull Park development. At 16, Maldonado began developing his construction experience as a laborer and carpenter. As his experience grew, so did his aspirations.

In 1986, Maldonado founded Old Veteran tuck-pointing, primarily focusing on masonry restoration and rough carpentry. In 1993, Old Veteran tuck-pointing evolved into Old Veteran Construction, Inc. with Maldonado remaining Principal and sole owner. Now OVC has approximately 145 workers.

"The Daley College project is especially significant for me," Maldonado said. "I've always been a partner with bigger firms and never

had the opportunity—as a Latino—to do a job of this magnitude on our own as a general contractor along with the architect and the design team I want."

The Daley College Project has broken ground and the team is working quickly through the design-build process that has them designing and constructing simultaneously. They are on a tight schedule and need to complete the roughly 57,000-square-foot project in the fourth quarter of 2018, allowing students to begin using the space for their education in engineering and advanced manufacturing by January 2019.

"The Engineering and Advanced Manufacturing Center at Richard J. Daley College will prepare our students with the tools and resources necessary to succeed in a 21st century highly-specialized, technology-oriented economy," said Mayor Rahm Emanuel. "We are making unprecedented investments across our City College campuses to support graduates in seizing the thousands of opportunities in engineering and manufacturing."

The new center will incorporate manufacturing high bay space, three classrooms, five engineering/manufacturing labs, two computer labs, and administrative space as well as a pedestrian bridge connecting the

ership in the Trades

Moreno Join Forces to Reimagine Daley College

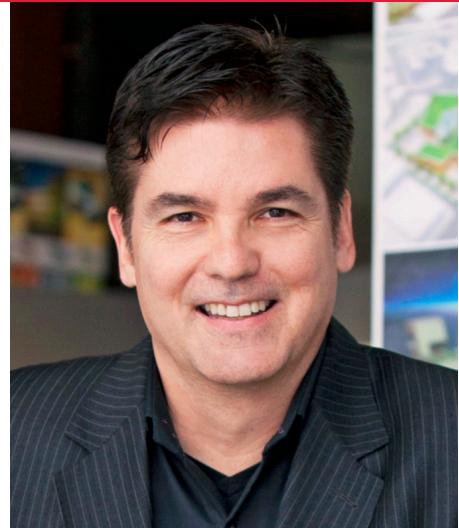
center to the existing college building that includes student collaboration spaces. It will offer 1.5 times the current manufacturing space that currently exists at Daley College, allowing City Colleges to serve 1,000 manufacturing students per year in spring and fall semesters.

Both Maldonado and Moreno see Chicago as land of opportunity with room to grow those opportunities for individual like them.

Additionally, Maldonado shared that they have a strategy of working with all-minority teams and partnership for future bids and projects. It's something that both he and Moreno are committed to.

"We don't know if we're going to win, but you know what, the conversation's there. We're taking a leadership role in bringing that conversation to this city, because it is a city of immigrants, and trying to open eyes about the possibilities for everyone," Moreno says.

Maldonado shares that commitment—"We took what we did at Daley and we said, 'We're going to do that throughout the City of Chicago, to continue to open doors for minority contractors—Latinos and African Americans—to work together, to be able to show that we can do projects within the City of Chicago." *



Previous page: Jose Maldonado. This page: top - Juan Moreno; bottom - rendering of the Daley College project

"Part of what we're doing is to inspire other people to do the same thing because I'm not the only talented Latino architect in the city—I'm one of many."

- Juan Moreno, Owner and Principal Architect at JGMA



CLIENT: CHICAGO PUBLIC SCHOOLS

South Side High School (Englewood STEM High School)

6835 South Normal Boulevard | Ward 6: Englewood
Design-Build Team: UJAMAA/Power II Joint Venture

Anticipated Substantial Completion: September 2019

tion of the project was appointed at the PBC's October 2017 Board of Commissioners meeting. The team demonstrated the requisite experience and deep commitment to the overarching goals of the new school located on South Normal Boulevard at 69th Street.

The new three-story school will broaden the range of educational opportunities for approximately 1,200 high school students by providing diverse learning, music, art, health, dance, multi-purpose and standard classrooms. Site improvements include fields for baseball, softball, football and track. There will also be tennis and basketball courts located within the sports quad.

The building will also house a self-contained school-based health center designed to support both the students and the community at large. The health center will provide access to comprehensive primary care and behavioral health services to residents of Englewood and surrounding neighborhoods.

The high school is anticipated to open in September 2019.

The development of the new, state-of-the-art South Side High School is well underway. UJAMAA/Power II Joint Venture, the minority-lead team completing the design and construc-

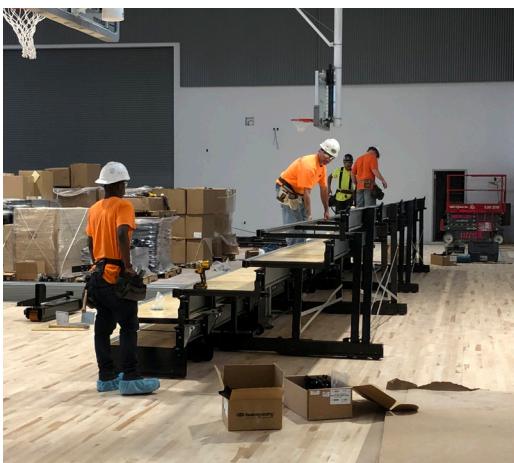
"The new Englewood High School is more than a building, it is an opportunity to celebrate learning and achievement of every student who will pass through its doors. This is a project that recognizes that the interaction between students and the community goes far beyond the walls of a building and we are creating a unifying campus with recreational, family and after-school activities for the entire Englewood community."

- PBC Executive Director Carina E. Sánchez



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South Side High School EEO Report

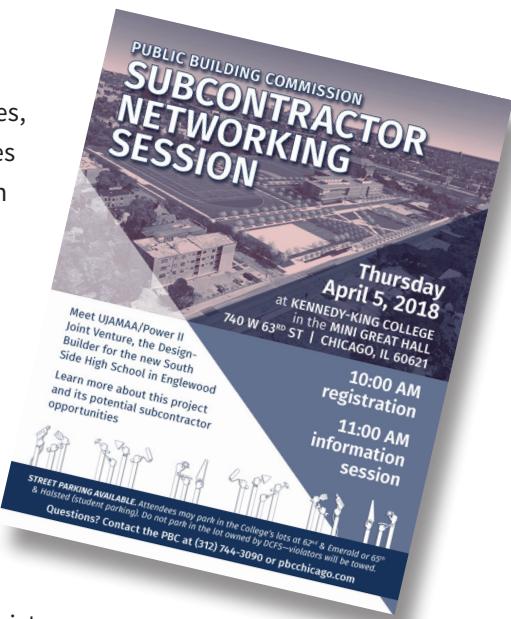


	Commitments	Actuals*
Minority Journeyworkers	50%	64.7%
Minority Apprentices	60%	68.3%
Minority Laborers	60%	98.7%
Female Apprentices	3%	11.7%
Female Laborers	3%	9.5%
Community Hiring	7.5%	8.3%
City Residency	50%	50.6%

*Data Date: May 31, 2019

Subcontractor Networking Sessions

Through business outreach events, networking sessions, and Assist Agencies, the PBC worked with the Design-Build team to offer individuals and companies the opportunity to learn about the upcoming project. This effort generates an opportunity for the Design-Build team and subcontractors or joint venture partners to meet and promote business opportunities.



Community Hiring Events

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The facing page features testimonials from a few of the Chicago residents who worked on the construction of South Side High School.



THE FACES BEHIND THE BUILD

"I never thought that I would be working on such a significant project in such a familiar neighborhood. A lot of careful planning has gone into this school, and it's great to see the project team and the community working together: hiring local workers, seeking input in the design process, and more. We're not just building a building, we're also showing consideration to the community and its history."



"I have a 10 year old son, and he's already told his friends that he wants to go to the high school that his dad built."

- Oscar Beach, Project Engineer with 2 years experience

"Since this school was announced, I've been rallying for minorities to be employed on its construction. I think it's great for people outside the site fencing to see Black folks building a new school for our own community. It's good to see when the system works and people get the resources to provide for themselves. I have a 12-year-old son and I want to send him to this high school."



- Duane Kidd, Laborer with 12 years experience

"I have two kids who attend Parker Elementary, and once they graduate from there they'll go to this new high school. I always tell them that you never stop learning or advancing. I have earned over 14 certificates because I want to be the best at what I do and show my kids that learning never stops. I enjoy working on my kids' future school that's only 10 minutes from our house."



- Clarence Britten, Labor Foreman with 16 years experience

This feature on South Side High School's Design-Build team originally ran in the Spring 2018 issue of the PBC newsletter.

CONTRACTOR SPOTLIGHT: Minority-Owned Firms Behind the Design & Construction of New South Side High School



The development of a new state-of-the-art South Side High School is underway. UJAMAA/Power II Joint Venture, the minority-lead team completing the design and construction of the project, was appointed at the PBC's October 2017 Board of Commissioners meeting. The team demonstrated the requisite experience and deep commitment to the overarching goals of the new school.

"The new South Side High School is more than a building, it is an opportunity to celebrate learning and achievement of every student who will pass through its doors," Carina E. Sánchez, PBC's Executive Director said. "This is a project that recognizes the interaction between students and the community goes far beyond the walls of a building and we look forward to working with the design-build team to create a unifying campus with recreational, family and after-school activities for the entire Englewood community."

Since its appointment, UJAMAA/Power II Joint Venture has assembled a dynamic project team. The PBC has been working with the team and is pleased to feature them in this issue.

"We are confident our design will create a positive experience for everyone that enters the school's campus," said Jimmy Akintonde, President and CEO of UJAMAA Construction.

Founded in 2002 by owner Jimmy Akintonde, [UJAMAA Construction](#) has consistently built its portfolio with successful projects and satisfied clients. UJAMAA has decades of combined general construction experience from premier construction companies in the Midwest. In 2016, UJAMAA completed over \$42M in local construction projects.

[Power Construction Company](#) is a 91-year-old firm operating in Northern Illinois. Power Construction provides pre-construction planning, general contracting, construction management and design-build services for both large and small projects.

[Moody Nolan Architects](#) designs over \$750M of building construction each year. As the largest African American owned and managed firm in the country, Moody Nolan maintains a strong commitment to diversity in staff.

Brook Architecture, Inc. provides design, master planning, consulting, and project management services to private owners, government agencies, developers, and non-profit organizations. Founded in 1995 by licensed architect RaMona Westbrook, Brook Architecture is a certified Minority and Women-Owned Business Enterprise.

Founded in 1992, ERS Enterprises is the largest African-American urban economic development consulting firm in the Chicagoland area. During the past 24 years, the firm has advised and managed approximately \$5B economic development projects.

Griggs Mitchell Alma Construction is a Minority-Owned Business Enterprise that provides single-source contracting services. While they frequently serve as a licensed general contractor, construction manager and cost engineer, GMA Construction, above all else, are builders.

McKissack & McKissack is a national architectural, engineering, program and construction management firm with 27 years of experience working with clients to design and deliver building and infrastructure projects that enrich people's lives and empower communities.

A Minority-Owned Business Enterprise, David Mason + Associates designs and assesses highways and bridges, buildings, sewers, tunnels, and electric and gas networks used by millions of Americans every day.

Level-1 Global Solutions, a Minority-Owned Business Enterprise, designs, implements and manages technology infrastructure systems for a variety of organizations including federal, state and local governments; educational institutions and healthcare centers. Level-1 combines information security, operations and facilities management to support mission-critical systems in the public and private sectors.

Terra Engineering is a Woman-Owned Business Enterprise and a full-service engineering firm. TERRA's experienced engineering professionals are well versed in code requirements for site development, transportation and utility construction to successfully work with architects, other engineers, developers, and local and state governments. *

Facing page: the UJAMAA/Power Joint Venture Team. Below: Interested firms attend an information session about South Side High School contracting opportunities; 6th Ward Alderman Roderick Sawyer speaks to the crowd at the information session.



"The parents of Englewood deserve to send their children to a high-quality school, and this facility will provide just that. I look forward as our community not only helps to build this modern facility, but to then watch our Englewood students grow in a top-notch learning facility that helps them to achieve their dreams."

- Alderman Roderick Sawyer, 6th Ward

Completed Projects

City of Chicago

1. Read Dunning Salt Storage Facility

Chicago Park District

Save Chicago's Treasures Initiative

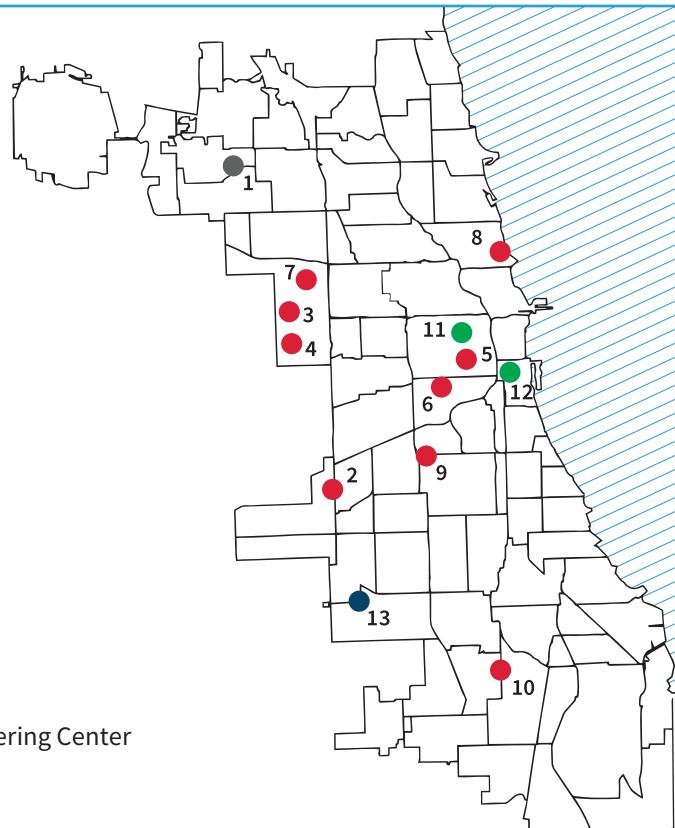
2. Archer Park Facility Rehabilitation
3. Austin Town Hall Rehabilitation
4. Columbus Park Rehabilitation
5. Fosco Park Rehabilitation
6. Harrison Park Facility Rehabilitation
7. La Follette Park Rehabilitation
8. Lincoln Park Cultural Center Rehabilitation
9. McKinley Park Facility Rehabilitation
10. Robichaux Park Facility Rehabilitation

Chicago Public Schools

11. Skinner West Elementary School Annex
12. South Loop Elementary School

City Colleges of Chicago

13. Daley College Manufacturing Technology & Engineering Center
(see page 6 for details)



Read Dunning Salt Storage Facility

4121 North Oak Park Avenue | Ward 38: Dunning

AOR: STL Architects (MBE)

GC: FH Paschen

CLIENT: CITY OF CHICAGO

Project Highlights

- » fabrication and installation of an inflatable salt storage dome
- » associated site development



CLIENT: CHICAGO PARK DISTRICT**Archer Park Facility Rehabilitation**

4901 South Kilbourn Avenue | Ward 14: Archer Heights
AOR: Bailey Edward (WBE)
GC: FH Paschen

Group B

Facility Rehabilitation

- » roof replacement
- » new gutters & soffits
- » exterior repairs

Austin Town Hall Rehabilitation

5610 West Lake Street | Ward 29: Austin
AOR: Bailey Edward (WBE)
GC: Blidnerman

Group A

**Town Hall Rehabilitation**

- » exterior trim repairs
- » downspot repair
- » moisture mitigation in basement

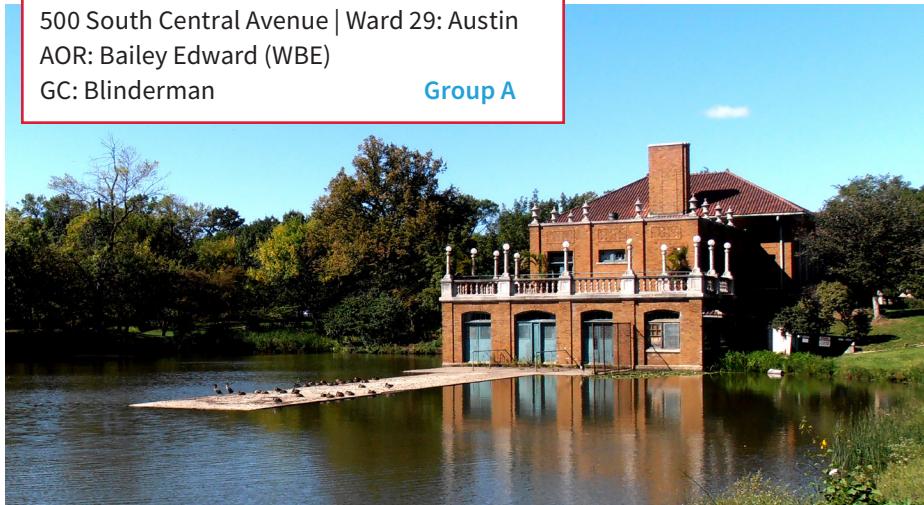
ADA Upgrades

- » renovations to restrooms and locker rooms
- » accessible exterior paths
- » installation of automatic doors and chair lift

Columbus Park Rehabilitation

500 South Central Avenue | Ward 29: Austin
AOR: Bailey Edward (WBE)
GC: Blidnerman

Group A

**Athletic Building Rehabilitation**

- » door, window and downspout repair
- » masonry restoration

Fieldhouse Rehabilitation

- » exterior trim replacement
- » downspout and masonry repair
- » bathroom renovation
- » floor and roof repair

Refectory Rehabilitation

- » masonry restoration
- » patio renovation

Fosco Park Rehabilitation

1313 South Throop Street | Ward 25: Near West Side
AORs: Bailey Edward (WBE) - assessment;
Milhouse Engineering - design
GC: FH Paschen



Community Center Rehabilitation

- » masonry and roof repairs
- » repairs due to water infiltration

Harrison Park Facility Rehabilitation

1824 South Wood Street | Ward 25: Near West Side
AOR: Bailey Edward (WBE)
GC: FH Paschen

Group B



Facility Rehabilitation

- » gym floor repair
- » renovations to bathrooms and locker rooms

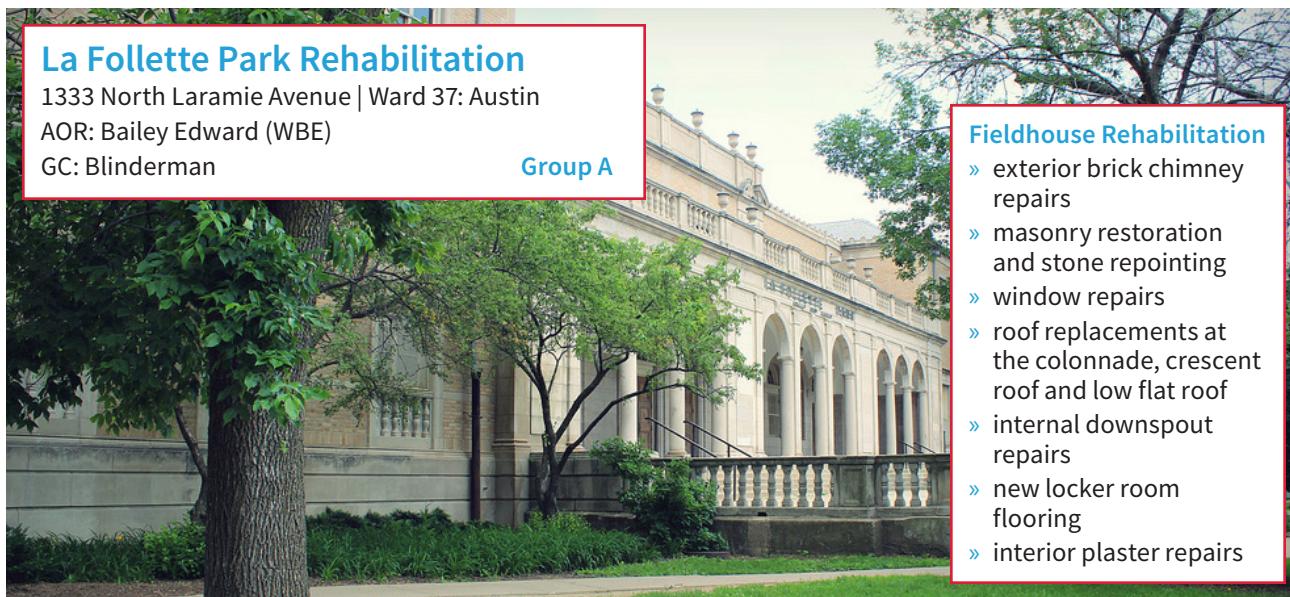
Roof Replacement

- » natatorium
- » locker room
- » fieldhouse

La Follette Park Rehabilitation

1333 North Laramie Avenue | Ward 37: Austin
AOR: Bailey Edward (WBE)
GC: Bliderman

Group A



Fieldhouse Rehabilitation

- » exterior brick chimney repairs
- » masonry restoration and stone repointing
- » window repairs
- » roof replacements at the colonnade, crescent roof and low flat roof
- » internal downspout repairs
- » new locker room flooring
- » interior plaster repairs

Lincoln Park Cultural Center Rehabilitation

2045 North Lincoln Park West | Ward 43: Lincoln Park

AOR: Bailey Edward (WBE)

GC: Blinderman

Group A**Cultural Center Rehabilitation**

- » new tile roof with gutters and drains that utilize the original historic material
- » masonry repointing
- » various interior renovations

McKinley Park Facility Rehabilitation

2210 West Pershing Road | Ward 12: McKinley Park

Park District-appointed AOR: MODE Architects

GC: FH Paschen

Group B**Fieldhouse Rehabilitation**

- » restoration of the windows and wood shutters
- » repairs to exterior concrete
- » new paint
- » interior tile repair

Robichaux Park Facility Rehabilitation

9247 South Eggleston Avenue | Ward 21: Washington Heights

AOR: Bailey Edward (WBE)

GC: FH Paschen

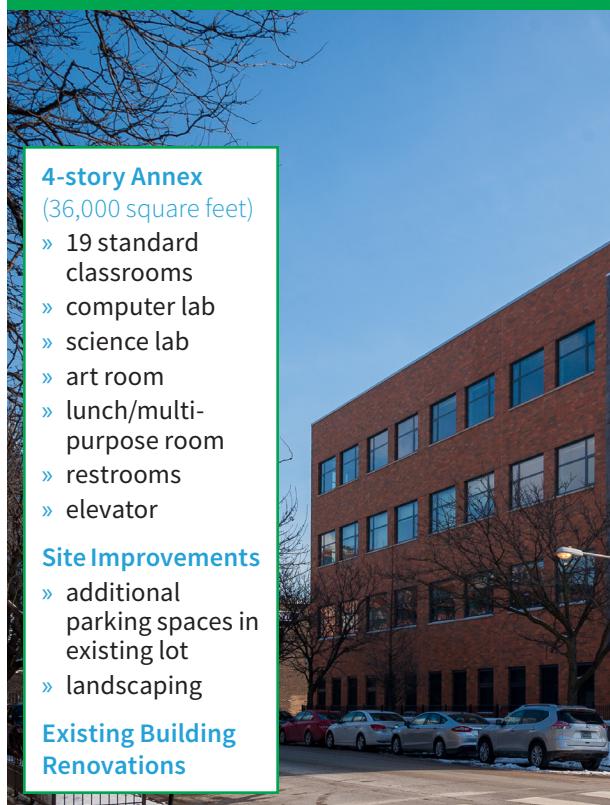
Group B**Fieldhouse Rehabilitation**

- » entryway renovations
- » repair of the downspouts, gutter, roof and skylight
- » new shingles

ADA Upgrades

- » parking lot
- » interior doorways
- » restrooms
- » locker rooms

CLIENT: CHICAGO PUBLIC SCHOOLS



4-story Annex

(36,000 square feet)

- » 19 standard classrooms
- » computer lab
- » science lab
- » art room
- » lunch/multi-purpose room
- » restrooms
- » elevator

Site Improvements

- » additional parking spaces in existing lot
- » landscaping

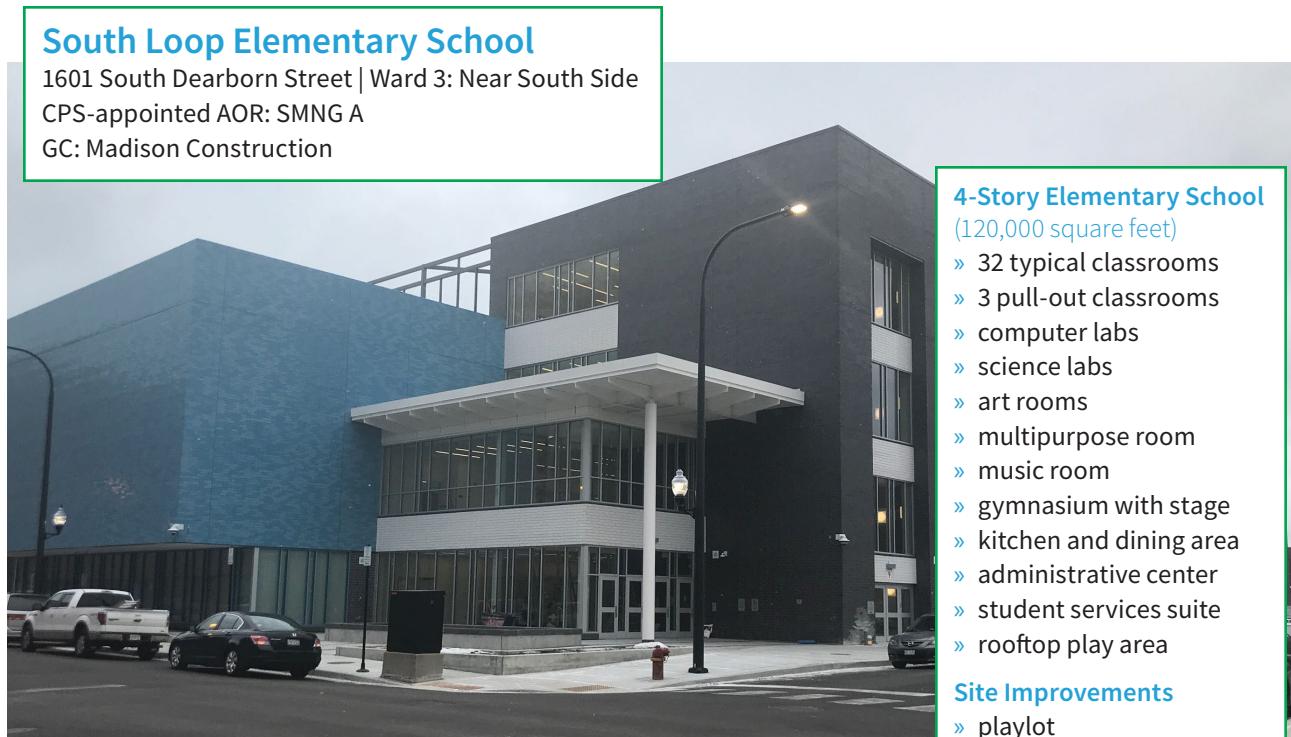
Existing Building Renovations

Skinner West Elementary School Annex

1260 West Adams Street | Ward 27: Near West Side

CPS-appointed AOR: SWWB

GC: FH Paschen



South Loop Elementary School

1601 South Dearborn Street | Ward 3: Near South Side

CPS-appointed AOR: SMNG A

GC: Madison Construction

4-Story Elementary School

(120,000 square feet)

- » 32 typical classrooms
- » 3 pull-out classrooms
- » computer labs
- » science labs
- » art rooms
- » multipurpose room
- » music room
- » gymnasium with stage
- » kitchen and dining area
- » administrative center
- » student services suite
- » rooftop play area

Site Improvements

- » playlot
- » parking lot
- » landscaping
- » right-of-way improvements

Active Projects

Chicago Fire Department

1. Engine Company 115 Fire Station

Chicago Park District

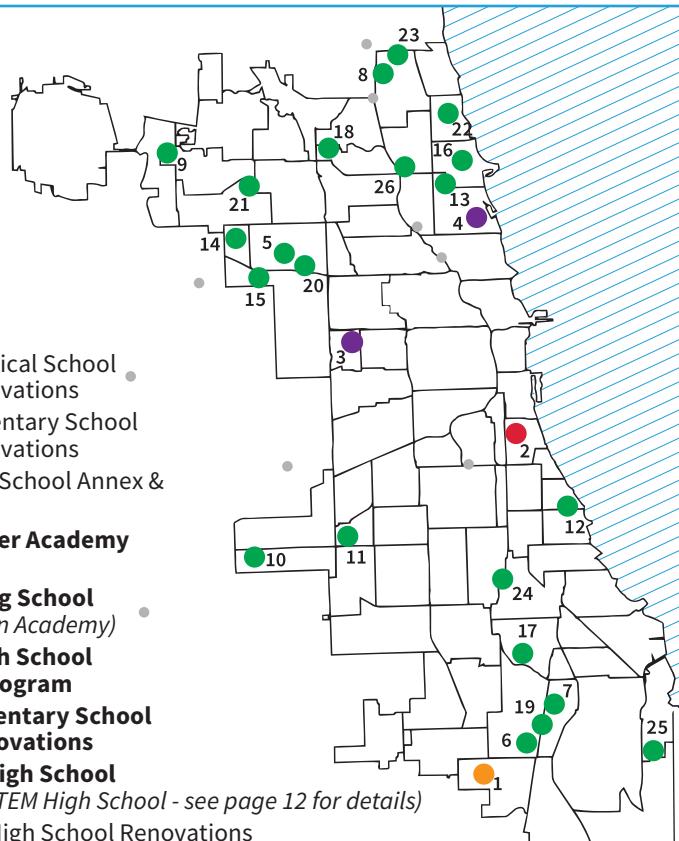
2. Williams Park Fieldhouse

Chicago Public Library

3. Legler Branch Library Renovation
4. Merlo Branch Library Renovation & Modernization

Chicago Public Schools

5. Belmont Cragin Replacement Elementary School
6. Brooks College Prep Athletic Amenities
7. Corliss High School Renovations
8. Decatur Classical School Annex & Renovations
9. **Dirksen Elementary School Annex & Renovations**
10. **Dore Elementary School Pre-K Expansion**
11. Hancock College Prep Replacement High School
12. Kenwood Academy High School Renovations
13. **Lake View High School Renovation**
14. Locke Elementary School Renovations
15. Lovett Elementary School Renovations
16. McCutcheon Elementary School Annex & Renovations
17. McDade Classical School Annex & Renovations
18. Palmer Elementary School Annex & Renovations
19. Poe Classical School Annex & Renovations
20. **Prosser Career Academy Renovations**
21. **Read Dunning School (Taft Freshman Academy)**
22. **Rickover High School Education Program**
23. **Rogers Elementary School Annex & Renovations**
24. **South Side High School (Englewood STEM High School - see page 12 for details)**
25. Washington High School Renovations
26. **Waters Elementary School Annex & Renovations**



Metropolitan Water Reclamation District
Energy Conservation Program (*multiple locations*)

Projects in Bold are currently under construction
(see following pages for details)

Williams Park Fieldhouse

2820 South State Street | Ward 3: Douglas
Park District-appointed AOR: STL Architects
GC: Burling Builders

Anticipated Substantial Completion:
September 2019



CLIENT: CHICAGO PARK DISTRICT

Single-Story Fieldhouse

(11,000 square feet)

- » entry lobby and reception area
- » gymnasium with storage
- » 2 multipurpose rooms
- » storage and work rooms
- » restrooms

Site Improvements

- » new spray pool
- » bike racks
- » landscaping
- » exterior lighting
- » concrete sidewalks and benches
- » demolition of existing fieldhouse and spray pool

Dirksen Elementary School Annex & Renovations

8601 West Foster Avenue | Ward 41: O'Hare
 AOR: Studio ARQ | Design Architect: SMNG A
 Construction Manager: Paschen Bowa JV

**Anticipated Substantial Completion:
 September 2020**



CLIENT: CHICAGO PUBLIC SCHOOLS

New Annex

- » standard classrooms
- » pre-k/kindergarten
- » special needs classrooms
- » science classrooms
- » computer labs
- » library
- » kitchen and dining area
- » program spaces

Existing Building Renovation

- » conversion of existing kitchen into teachers' lounge
- » roof repairs
- » targeted masonry repairs

Site Improvements

- » removal of modular units
- » new parking lot
- » landscaping

Conversion of Existing Standard Classrooms

- » pre-k classrooms
- » teachers' lounge
- » lunchroom
- » conference room
- » parent room

Interior Renovation

- » paint and finish upgrades
- » kitchen upgrades
- » upgrades to administrative spaces
- » restroom renovations
- » MEP & fire protection systems upgrades
- » various interior renovations to accommodate pre-k program

Site Improvements

- » new school signage
- » asphalt repairs
- » new ornamental fencing

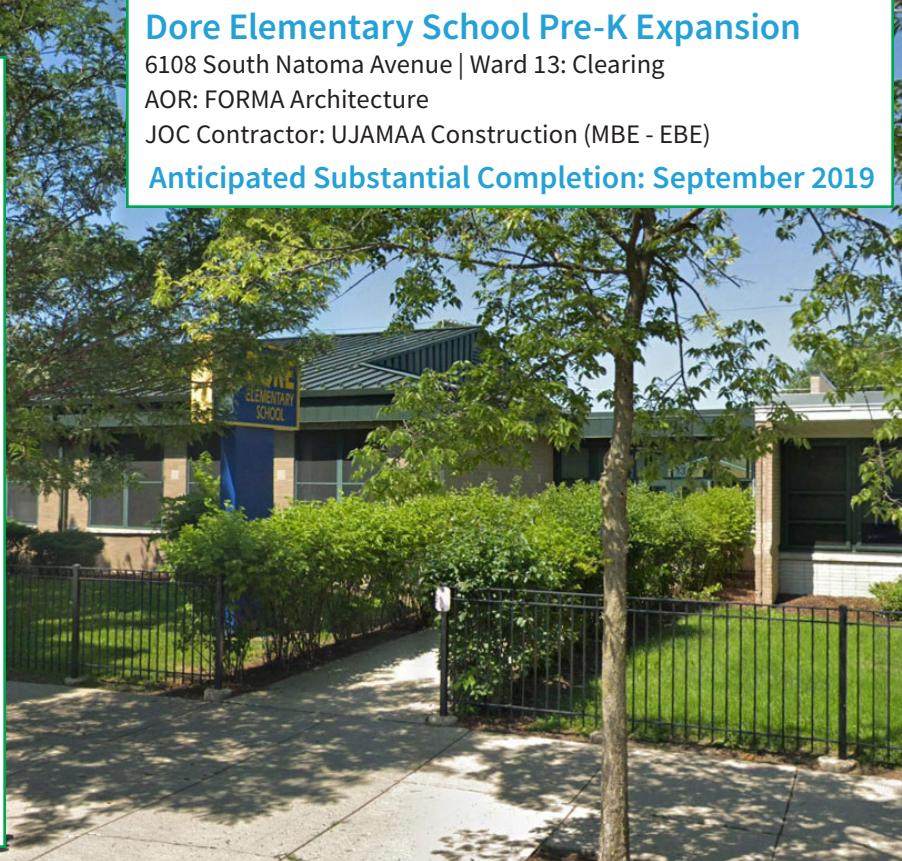
Dore Elementary School Pre-K Expansion

6108 South Natoma Avenue | Ward 13: Clearing

AOR: FORMA Architecture

JOC Contractor: UJAMAA Construction (MBE - EBE)

Anticipated Substantial Completion: September 2019



Lake View High School Renovation

4015 North Ashland Avenue | Ward 47: Lake View
 CPS-appointed AORs: Cordogan, Clark & Associates (building), David Mason + Associates (site)
 GC: Blinderman ALL JV (MBE: ALL Masonry)

**Anticipated Substantial Completion:
 September 2019**

**Interior Renovation**

- » cafeteria, kitchen and serving area
- » main gymnasium
- » library
- » restrooms
- » locker replacement
- » new corridor flooring
- » paint and finish upgrades

Exterior Renovation

- » roof replacement
- » masonry restoration
- » school signage

Site Improvements

- » artificial turf field and track
- » concrete sidewalks
- » parking lot
- » play lot
- » lighting upgrades

Prosser Career Academy Renovations

2148 North Long Avenue | Ward 36: Belmont Cragin
 AOR: Tilton, Kelly + Bell
 Construction Manager: Bulley & Andrews

**Anticipated Substantial Completion:
 October 2019**

**Renovation of CTE wing**

- » water filtration repairs
- » interior finish updates
- » IT, fire protection, and mechanical systems upgrades

Programming Improvements

- » culinary arts lab
- » low voltage/solar lab
- » digital media labs
- » fabrication lab
- » computer classroom
- » offices and conference room

Exterior Renovation

- » roof repairs
- » repairs to the building envelope

Site Improvements

- » parking lot upgrades
- » ADA accessibility improvements
- » landscaping

Read Dunning School (Taft Freshman Academy)

4071 North Oak Park Avenue | Ward 38: Dunning

AOR: STL Architects (MBE)

GC: K.R. Miller

Anticipated Substantial Completion: September 2019



New School

(135,000 square feet)

Three-Story Academic Wing

- » standard classrooms
- » specialty classrooms
- » computer labs
- » science labs
- » administrative and support spaces
- » kitchen and dining area
- » music suite

Single-Story Athletic Wing

- » gymnasium with stage

Site Improvements

- » multi-use athletic field with track
- » private drive
- » parking lot
- » landscaping

Rickover High School Education Program

5700 West Berneau Avenue | Ward 38: Portage Park

AOR Team: Globetrotters Engineering (MBE) and KOO LTD (MBE/WBE)

Construction Manager: Henry Bros. Co.

Anticipated Substantial Completion: September 2019



Facility Upgrades

- » MEP and fire alarm systems upgrades
- » installation of energy-efficient lighting
- » ADA upgrades

Interior Improvements

- » gymnasium
- » locker rooms
- » science lab
- » art room
- » theatre

Exterior Renovation

- » targeted roof repairs
- » restoration of the building envelope
- » window replacement
- » A/C replacement

Site Improvements

- » parking lot repairs
- » ADA accessibility upgrades
- » new school signage

Rogers Elementary School Annex & Renovations

7345 North Washtenaw Avenue | Ward 50: West Ridge
 AOR: UrbanWorks (MBE/WBE) | Design Architect: Legat Architects
 Construction Manager: Henry Bros. Co.

Anticipated Substantial Completion: September 2020



2-Story Annex

- » standard classrooms
- » science classrooms
- » music room
- » art/drama classroom
- » resource room
- » kitchen & dining area

Site Improvements

- » new playground
- » landscaping

Existing Building Renovation

Waters Elementary School Annex & Renovations

4540 North Campbell Avenue | Ward 47: Lincoln Square
 AOR Team: Bailey Edward (WBE) and Doyle & Associates (WBE)
 Design Architect: Legat Architects
 Construction Manager: Gilbane Building Company

Anticipated Substantial Completion: September 2020



New Annex

- » standard classrooms
- » music room
- » art room
- » multipurpose room
- » restrooms
- » media center
- » elevator

Site Improvements

- » parking lot upgrades
- » landscaping
- » new outdoor play area

Existing Building Renovation



PUBLIC BUILDING COMMISSION of Chicago

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