

SECTION III – PROJECT DESCRIPTION

PROJECT NAME:	NPV Administration (Building “C”)
PROJECT ADDRESS:	5801 N. Pulaski Rd
PROJECT NUMBER:	04038
PROJECT WARD:	39
ALDERMAN:	Samantha Nugent
ARCHITECT OF RECORD:	KOO LLC
PROJECT REGION:	1 (Howard Street to Fullerton Avenue)
GROUP NUMBER:	2 (total 4 facilities within Group 2)
INVEST SOUTH/WEST CORRIDOR:	No
INVEST SOUTH/WEST COMMUNITY AREA:	No

PROJECT DESCRIPTION:

The Project scope consists of renovating an existing building (Administration – Building “C”) located at 5801 N. Pulaski located within the North Park Village Neighborhood for the City of Chicago Department of Assets, Information & Services (“AIS”). The Project intent is to address pre-existing conditions of the Administrative Building, including, but not limited to, life safety/code violations and water infiltration issues. The Project scope anticipates roof restoration (replacement of existing roof underlayment and clay tile). Due to the building being listed on the Historic Orange List, undamaged existing clay tiles will be salvaged, properly stored, and re-installed. Exterior scope improvements may include masonry tuckpointing, replacement of steel lintels at windows, new gutters and downspouts and new entry doors as well as new lighted campus signage. The Project also anticipates including interior and Electrical improvements such as replacing existing lights with LED fixtures, new toilet accessories and partitions, new hot water coils/valves, and waterproofing and foundation repairs due to water infiltration.

PROPOSED PROJECT SCHEDULE:

The proposed design and construction schedule as well as any other proposed dates for this procurement are subject to change.

Present CM Entity Award Recommendation to Board for Approval:	2 nd Quarter 2022
Substantial Completion:	4 th Quarter 2022

The CM is responsible for providing assistance on all design, engineering, permitting tasks, confirming construction costs, Project Schedule and delivery, along with procuring Subcontractors to execute all required construction work.

ANTICIPATED COST OF CONSTRUCTION:

\$1,400,000 - \$1,600,000

The budget includes, but is not limited to, Pre-construction and Construction.

PROJECT CONSIDERATIONS:

Permitting: Self-Certification
Environmental: ACM and LBP Abatement anticipated
Building occupants during construction
Project Phasing, as required
Building is listed on the Orange List and subject to Landmark’s review

ATTACHMENTS:

RP_KOO_AB_NPVAdminBldgC_PreliminaryAssessmentReport_20211021
CE_CCS_NPV Bldg.C_InitialAssessmentEstimate_20220128R7