



PUBLIC BUILDING COMMISSION OF CHICAGO

Abraham Lincoln Elementary School Annex

Welcome

MARK ARMENDARIZ,
PRINCIPAL,

ABRAHAM LINCOLN ELEMENTARY SCHOOL



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Remarks

MICHELE SMITH,
43RD WARD ALDERMAN, CITY OF CHICAGO



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Agenda

ERIN LAVIN CABONARGI,
EXECUTIVE DIRECTOR, PBC

- Team Introductions
- Historical Context
- Building Design
- Site Plan & Floor Plans
- Zoning
- Site Logistics
- Q & A
 - All questions should be submitted on an index card, available at the sign-in table.
 - Please add name and contact info to the card.



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Historical Context

WALKER JOHNSON,
PRINCIPAL, JOHNSON LASKY ARCHITECTS



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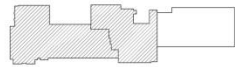
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KEY PLAN

**Existing Conditions
North Elevation**



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Historical Preservation Guidelines for Additions

United States Department of Interior's Standard

- The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Commission of Chicago Landmarks

- The Commission encourages good contemporary design that respects district's existing architectural and historic qualities, but does not necessarily replicate historic designs.



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Building Design

ERIN LAVIN CABONARGI,
EXECUTIVE DIRECTOR, PBC



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Project Highlights

New Annex:

- 17 Classrooms
- 1 Kitchen and Dining Room
- 2 Music/Band Rooms
- 1 Computer Lab
- Rooftop Play Area

Renovations:

- Renovation of existing program spaces
- Faculty area
- ADA lift at auditorium
- Classroom Air Conditioning
- Elevator

Existing Building:

- 21 Classrooms
- 4 Kindergarten Classrooms
- 1 Library/Media Center
- 1 Art Room
- 2 Science Labs
- Auditorium
- Gymnasium
- Administrative Offices

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Aerial



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Recent Projects

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Classroom at Garvy Elementary School Addition



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Classroom at Sauganash Elementary School Addition



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Corridor at Edison Park Elementary School Annex



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Corridor at Hale Elementary School Annex



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Computer Lab at Edgebrook Elementary School Addition

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Music Classroom at Calmecca Academy of Fine Arts & Dual Language

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Kitchen and Dining Facilities at Sauganash Elementary School Addition



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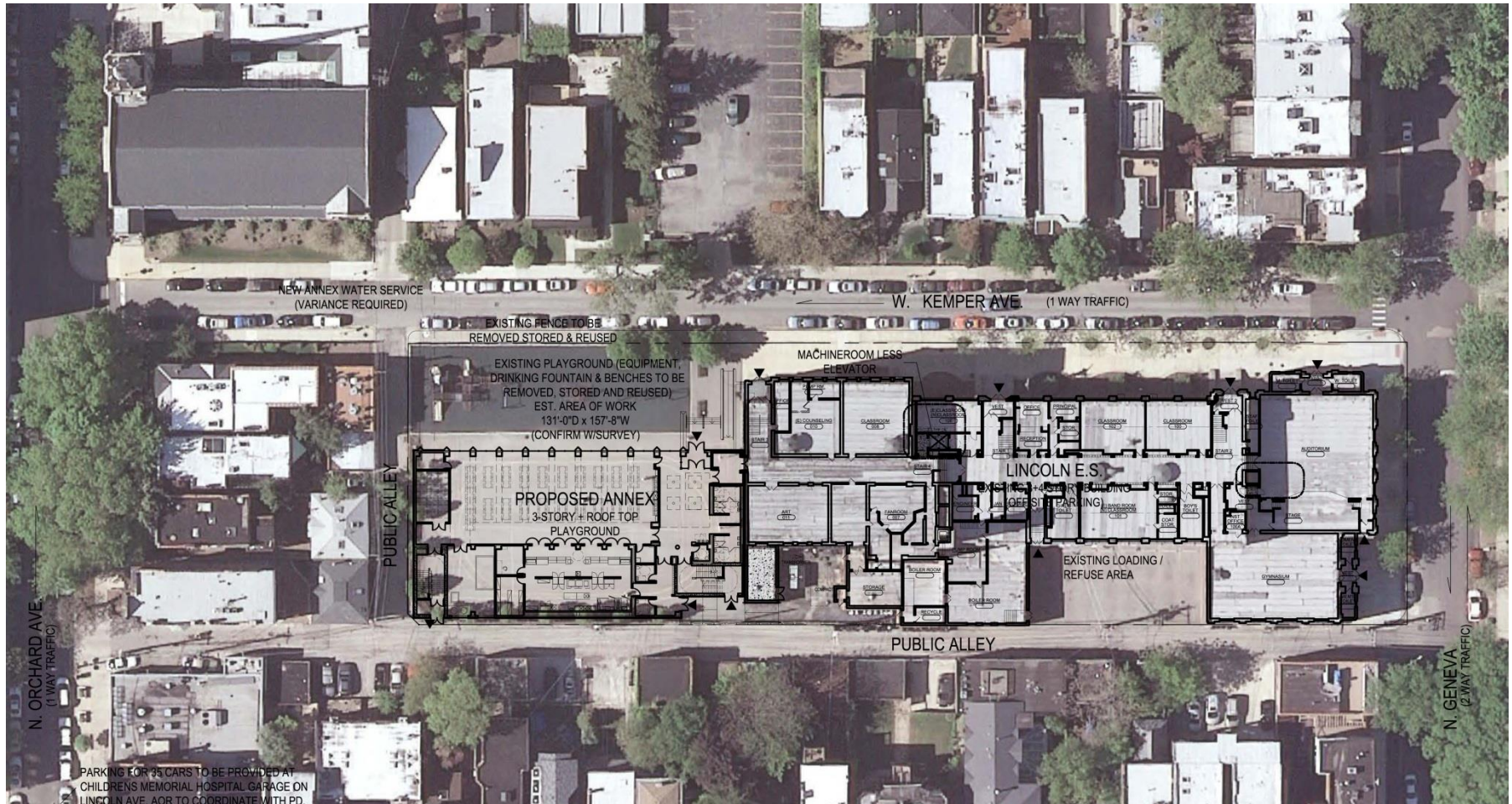
Site Plan & Floor Plans

ART DEL MURO, MANAGING ARCHITECT, PBC

*TERRENCE SULLIVAN, MANAGING ASSOCIATE,
MULLER + MULLER, LTD.*

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Site Plan

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KEMPER STREET

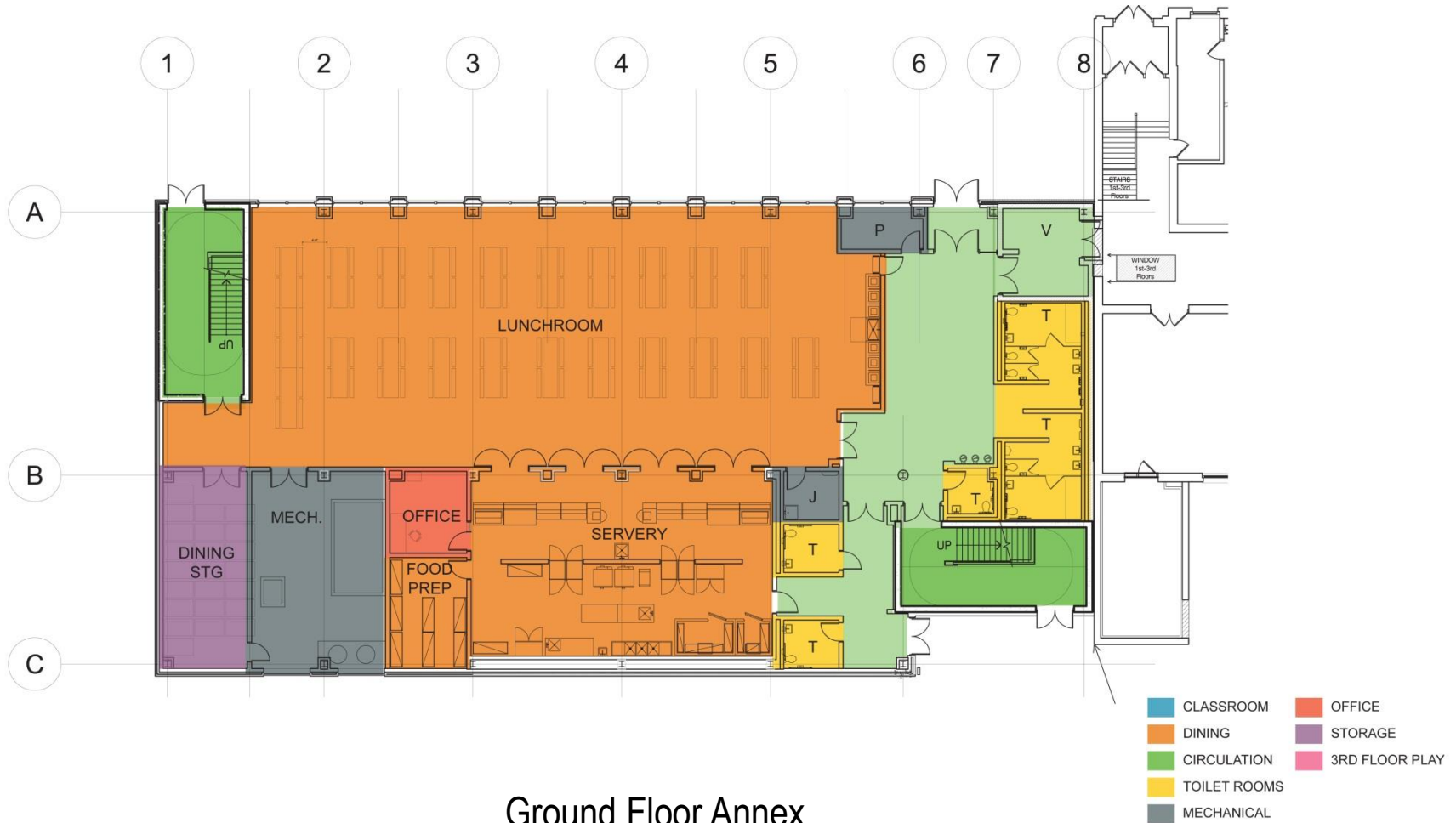


Ground Floor Annex

- | | |
|--|--|
| ■ CLASSROOM | ■ OFFICE |
| ■ DINING | ■ STORAGE |
| ■ CIRCULATION | ■ 3RD FLOOR PLAY |
| ■ TOILET ROOMS | |
| ■ MECHANICAL | |

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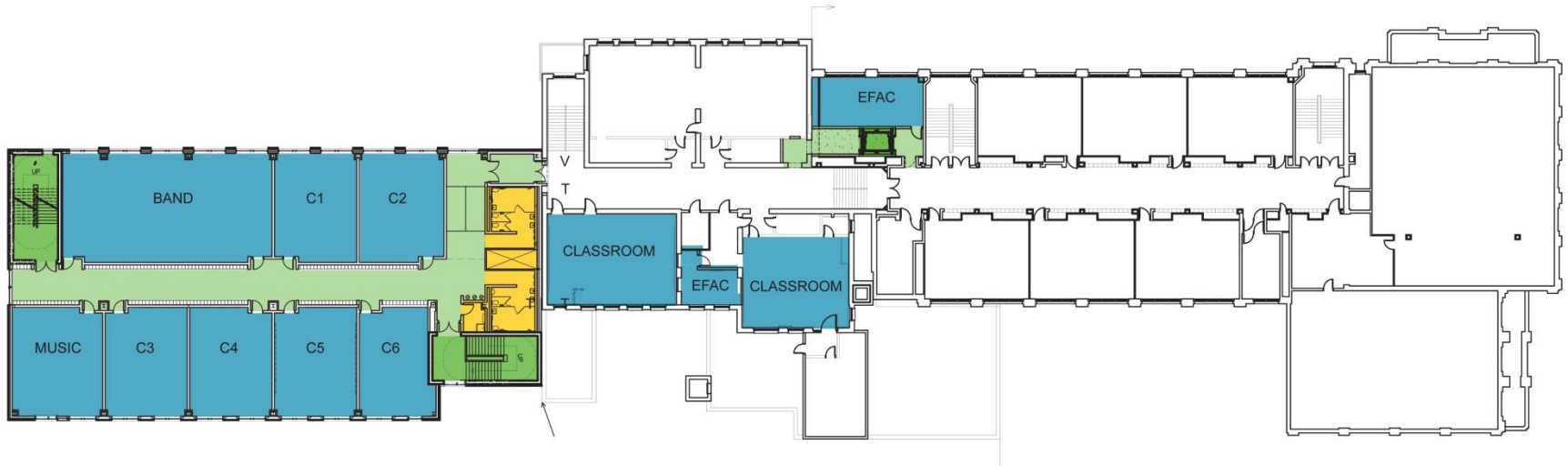


Ground Floor Annex

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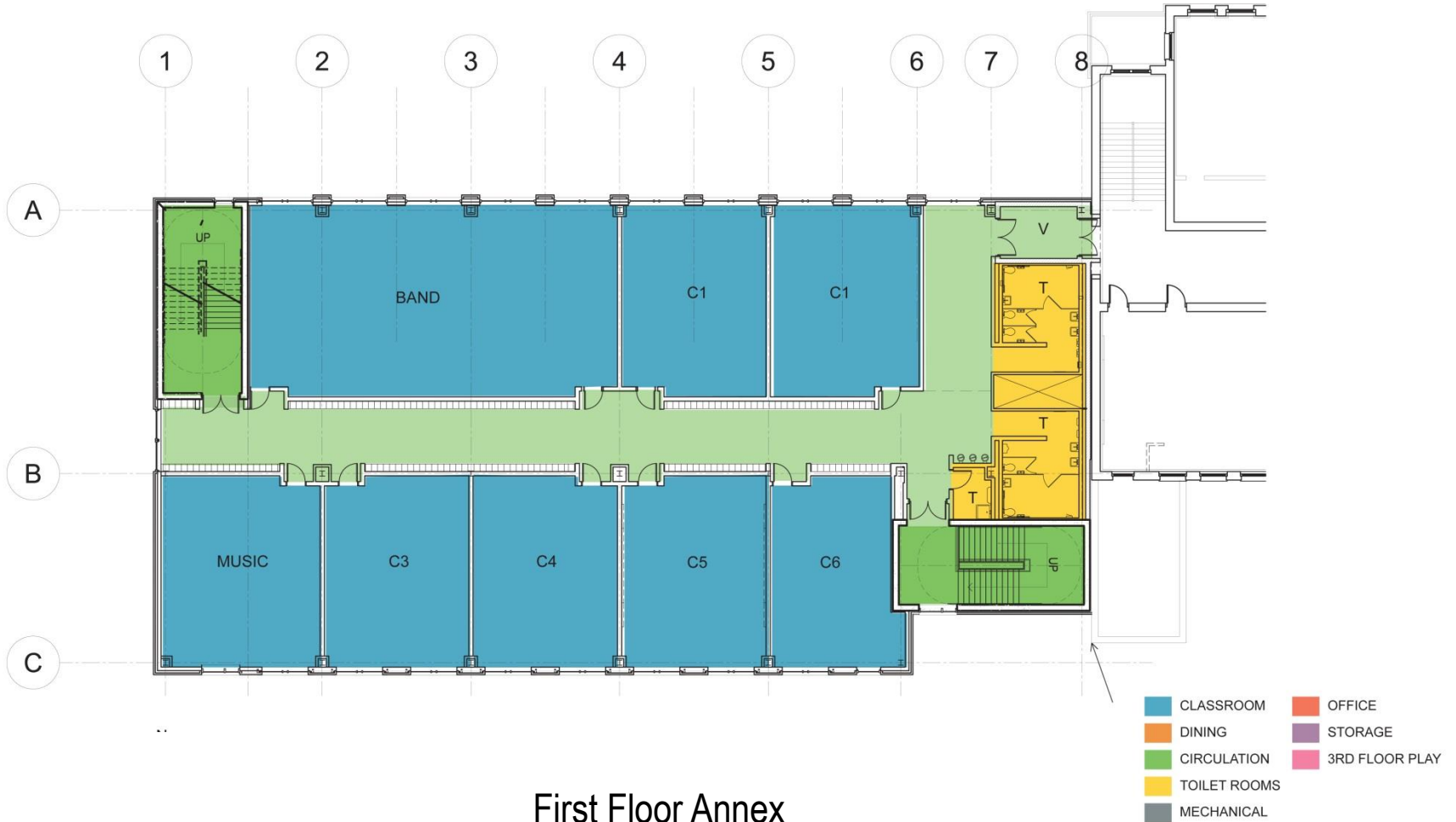


First Floor Annex

- CLASSROOM
- DINING
- CIRCULATION
- TOILET ROOMS
- MECHANICAL
- OFFICE
- STORAGE
- 3RD FLOOR PLAY

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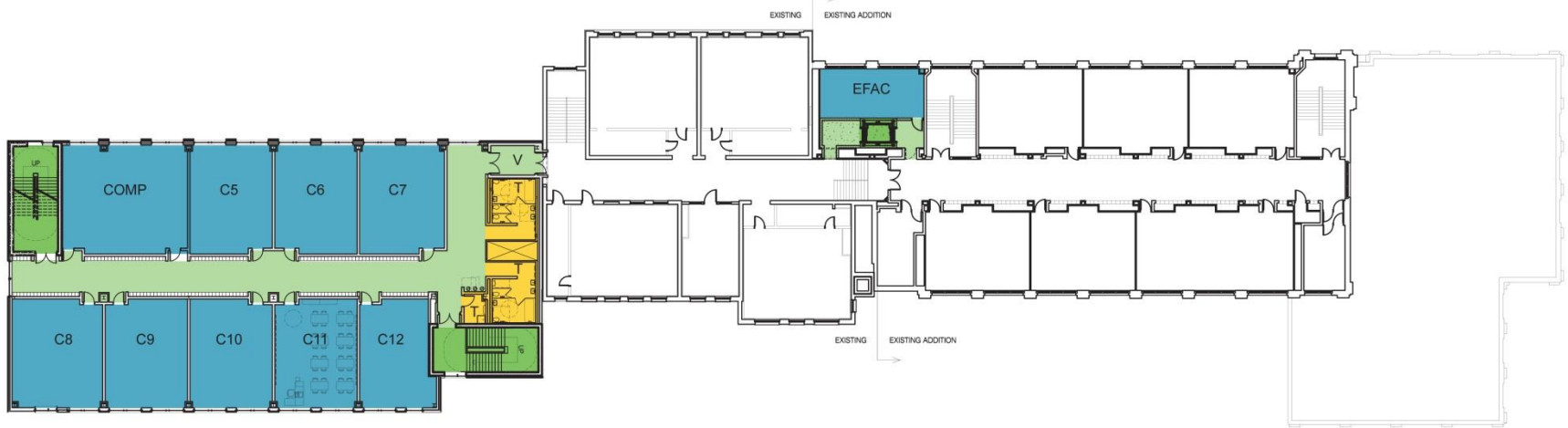
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KEMPER STREET



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Second Floor Annex

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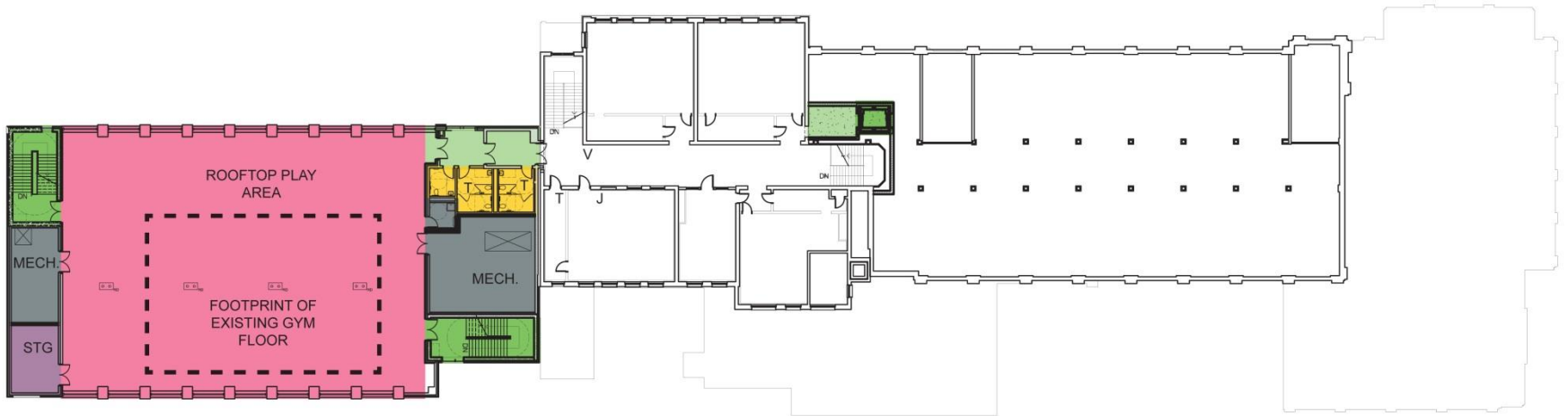
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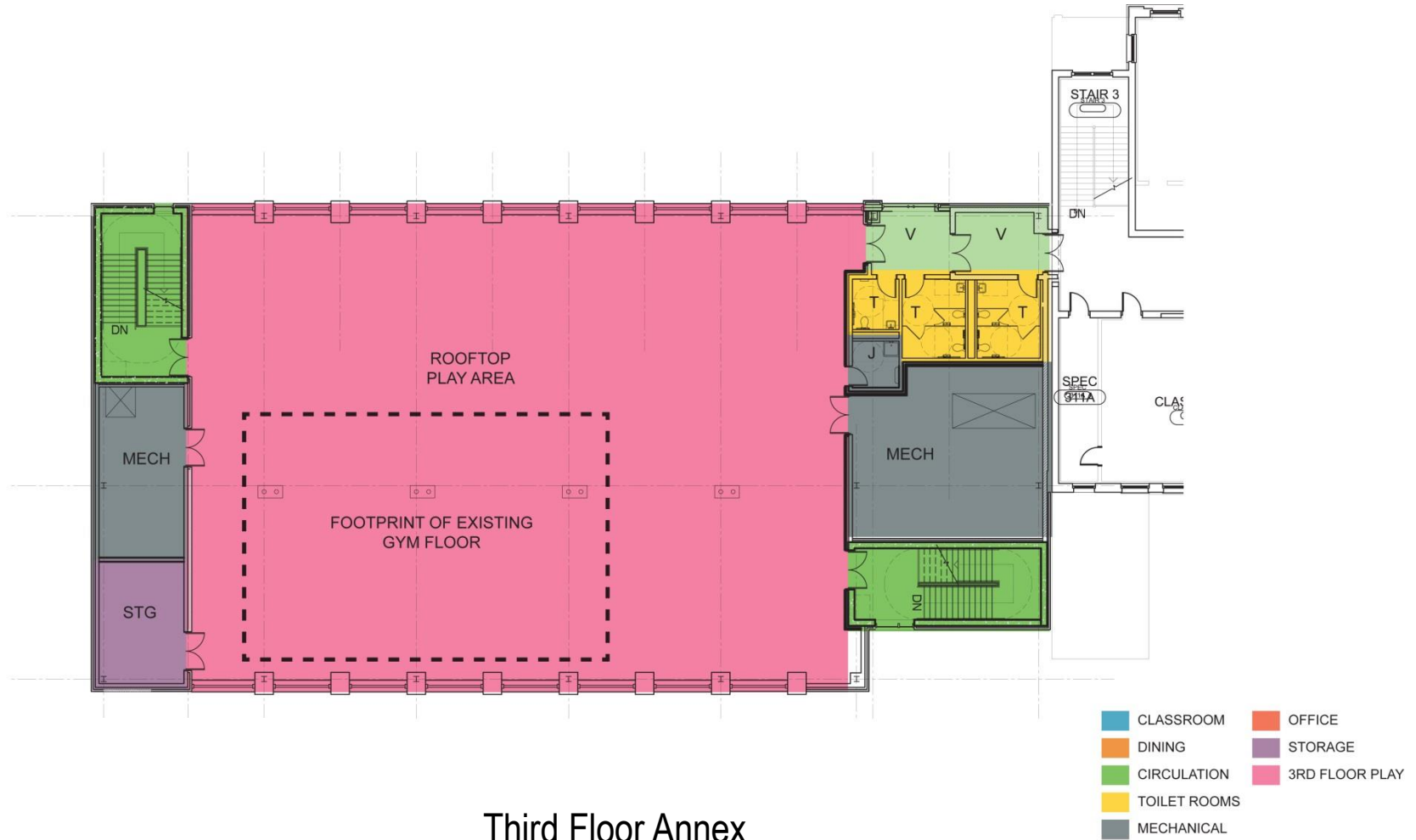


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| ■ CLASSROOM | ■ OFFICE |
| ■ DINING | ■ STORAGE |
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Third Floor Annex

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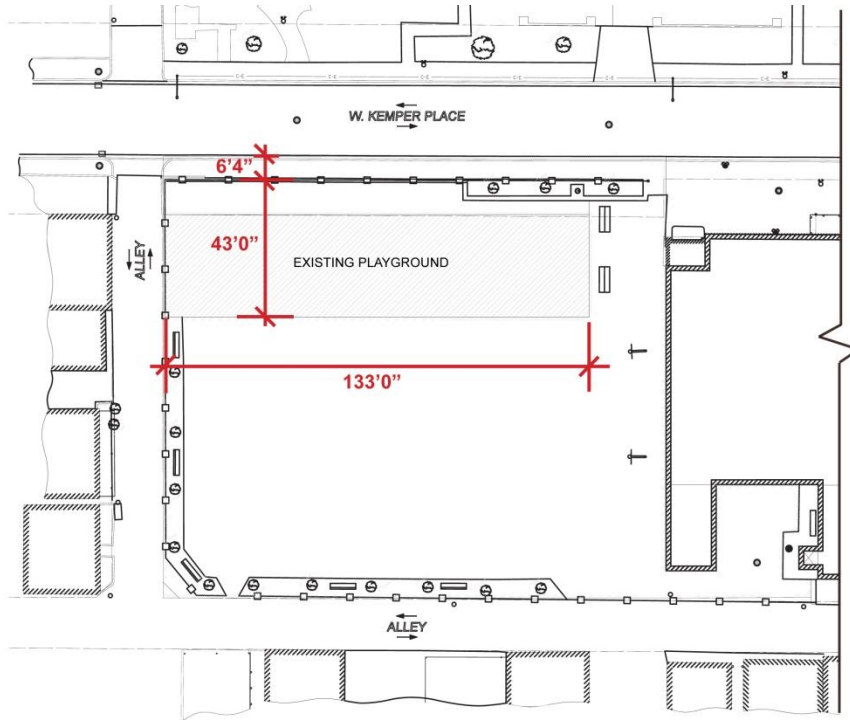
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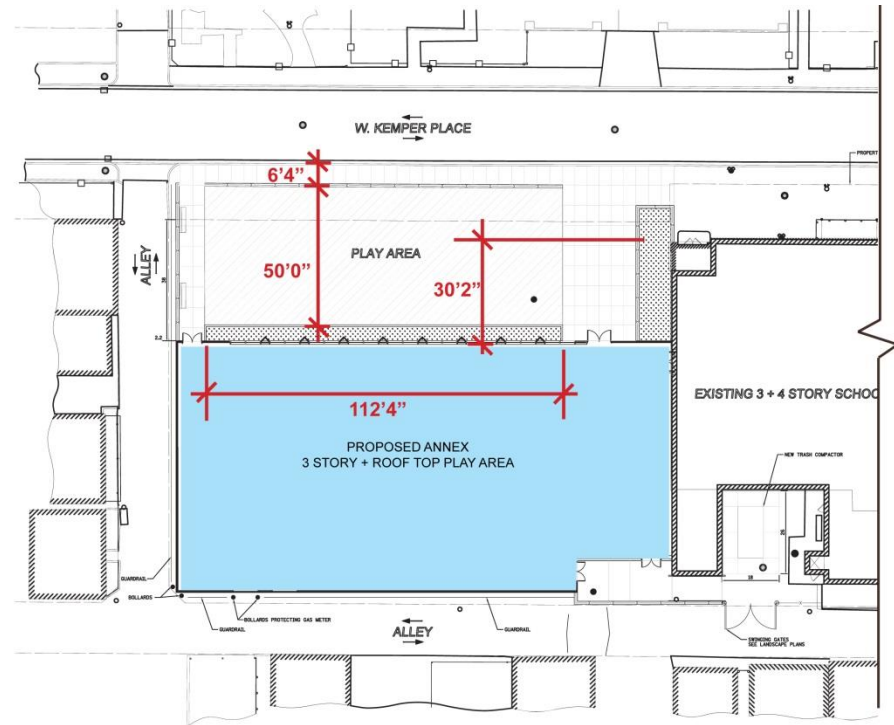
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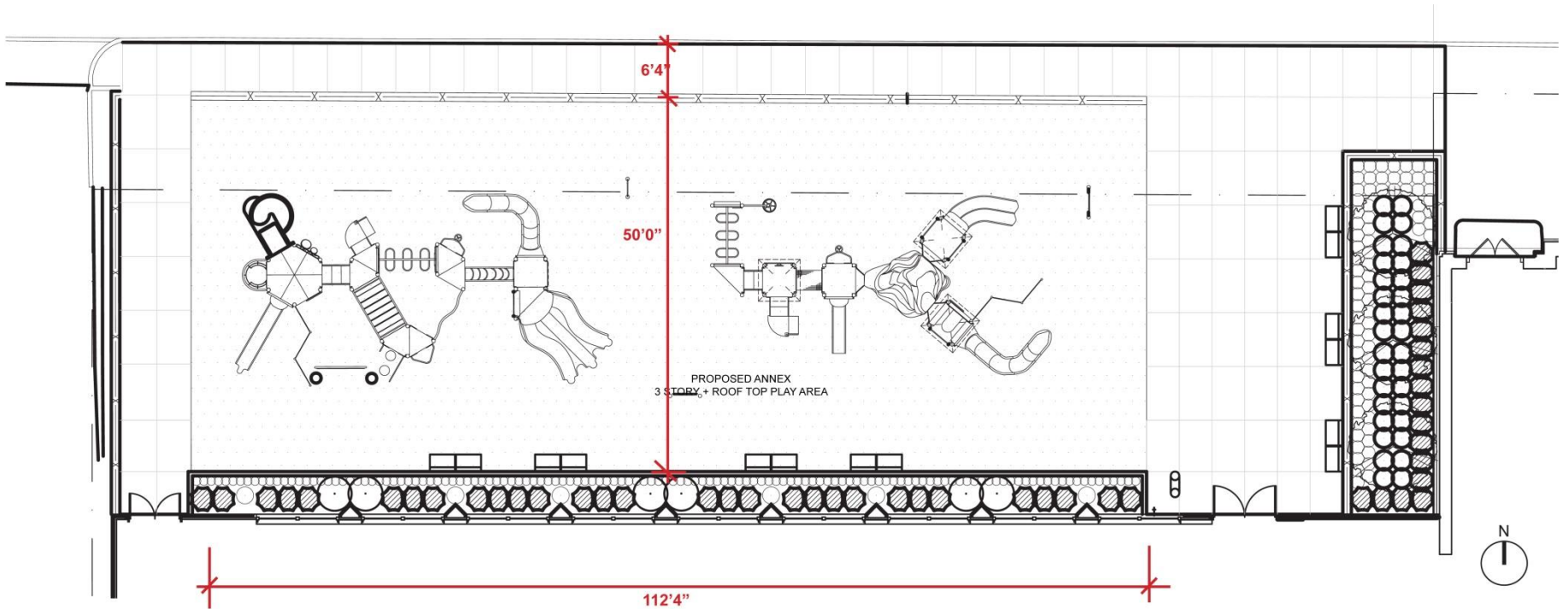
EXISTING SITE PLAN 



PROPOSED SITE PLAN 

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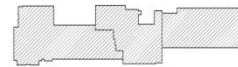
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1940 ADDITION

1894 SCHOOL

2015 ADDITION



KEY PLAN



History Sequence North Elevation



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Alley View



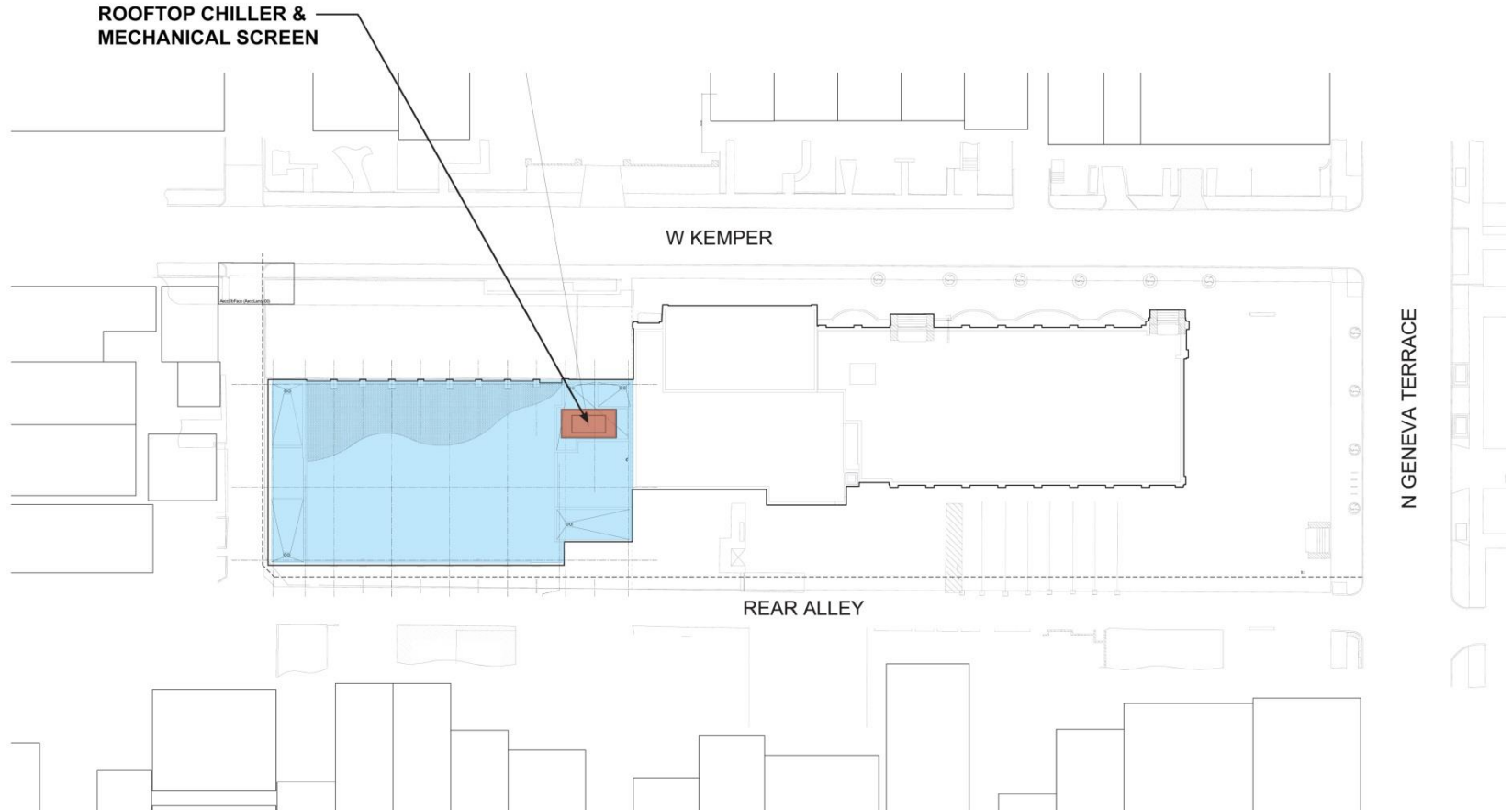
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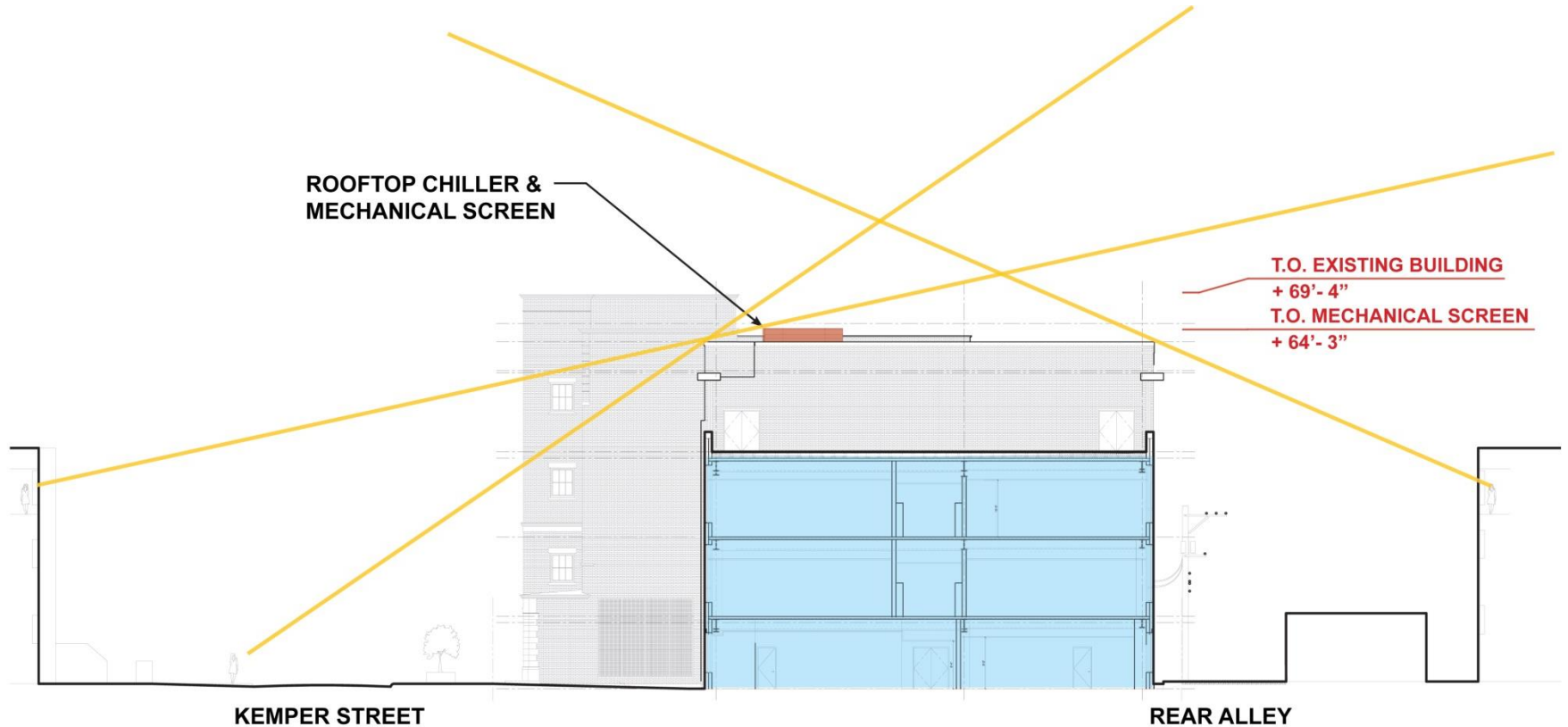
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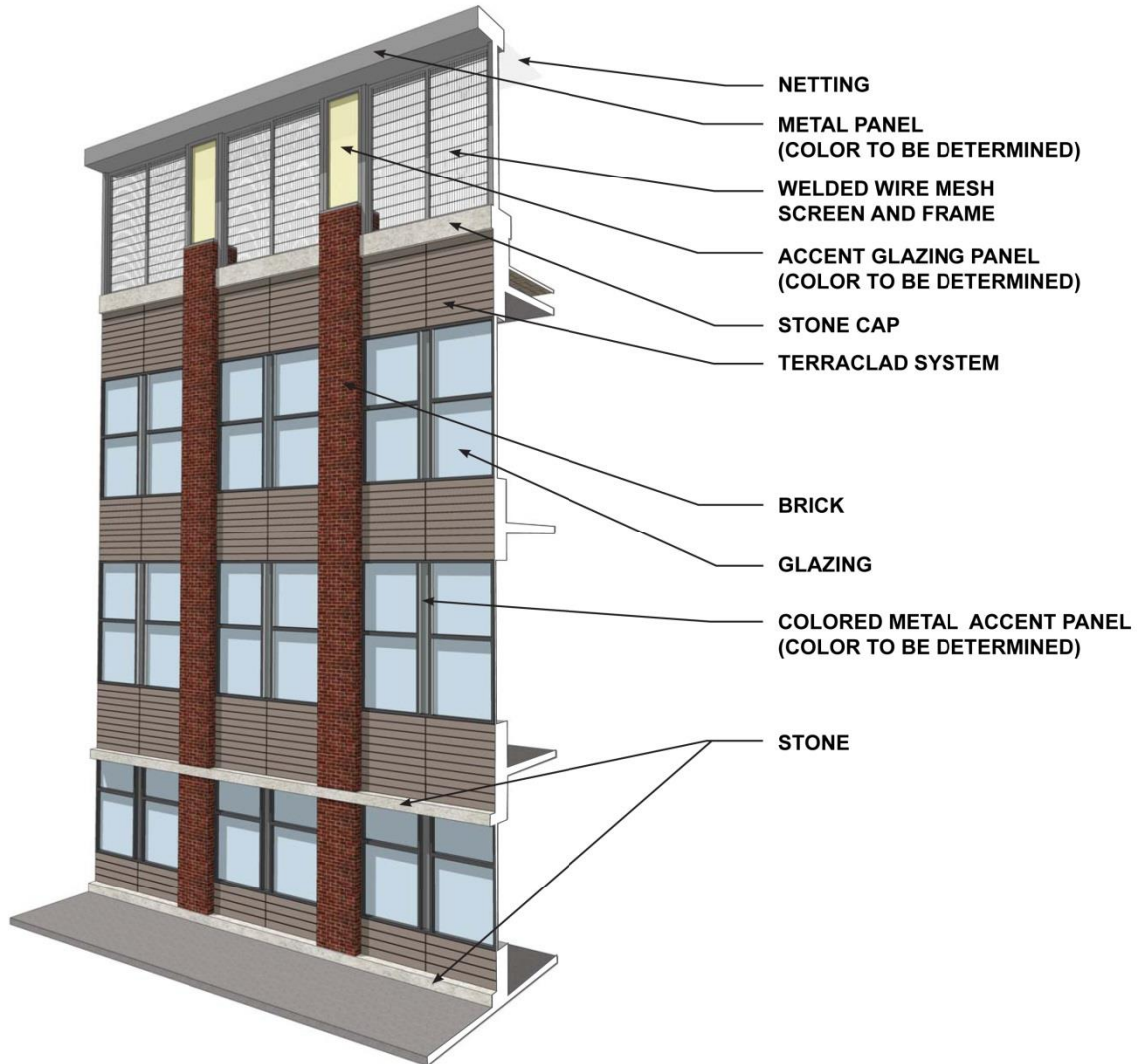
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Materials





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Construction/Project Development Schedule:

PROJECT CITY APPROVAL PROCESS

MAY 2014 HISTORIC PRESERVATION/LANDMARKS PERMIT REVIEW COMMITTEE

MAY 2014 ZONING APPROVAL, ADMINISTRATIVE ADJUSTMENT

JUNE/JULY 2014 CONSTRUCTION STARTS: SITE PREP AND FOUNDATION MOBILIZATION

JULY 2014 BUILDING BID DOCUMENTS ISSUED

JULY 2015 ANNEX CONSTRUCTION COMPLETE;
FURNITURE, FIXTURES AND EQUIPMENT INSTALLATION

SEPTEMBER 2015 OPENING OF ANNEX



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Zoning

TERRI HAYMAKER,
DIRECTOR OF PLANNING, PBC



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Zoning Analysis

Zoning Analysis: Lincoln School

Zoning Issue	Underlying Zoning: RM5	Existing Conditions	Proposed Project: RM5
FAR	2.0	1.16	1.87
Parking	28	0	Not Required Due to Existing Conditions 35 spots off-site
Set backs			
Front	15'	0'	50' to new addition
Side	0'	0'	0'
Rear	30'	0'	0' (administrative adjustment required)
Height	No requirement for principal non-residential	69'-4"	69'-4"



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Site Logistics

RAY GIDEROF,
DIRECTOR OF CONSTRUCTION, PBC



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Site Logistics

- Commitment to have immediate neighbor meetings
- Point of Contact:
 - Molly Sullivan, Deputy Director,
Media and Public Information, PBC
 - 312-744-9277
 - Molly.Sullivan@cityofchicago.org



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Site Logistics

- After bidding, in concert with the General Contractor we develop a site logistics plan that we'll review with the Alderman and Principal.
- The plan also will include:
 - Locations of site fencing and gates
 - Construction trailer locations
 - Equipment and material staging areas
 - Temporary utilities drops
 - Construction equipment cleaning stations
 - Material delivery days and hours
 - Ingress and egress to the site.



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Commitment to Sustainable Development for the Environment

- Diversion of construction waste from landfills
- Utilization of durable and recycled materials in construction
- Reflective roofs
- Occupancy light sensors/controls
- High efficiency heating and cooling systems
- Low flow/low consumption water usage
- Native and adaptive landscape species
- Aggressive storm water management



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Commitment to Economic Sustainability Programs for the Community

- Programs Include:
 - Bid incentives for the employment of apprentices
 - Bid incentives for the employment of minority and female workers
 - Contract provisions that require at least 50% of the labor force be residents of the City of Chicago
 - Contract provisions with regard for community hiring, helping to employ those closest to the work at hand
 - Contract provisions that require minority- and women-owned business participation
 - Contract provisions for local business participation



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QUESTION & ANSWER