



# PUBLIC BUILDING COMMISSION OF CHICAGO



## Agenda

- Chicago Gateway and 31<sup>st</sup> Street Harbors
- Ogden Elementary School
- Economic Sustainability Provisions & Diversity Program Overview

# Chicago Gateway and 31<sup>st</sup> Street Harbors



**Chicago Gateway and  
31<sup>st</sup> Street Harbors**



**View of Chicago Gateway Harbor Site**



Jardine Water Treatment Plant

Ogden Slip Commercial Facility

Garden Park with Native Plantings and Water Cleansing Rain Garden

80 Slip Seasonal Harbor

One Acre Land Fill

Renovated Dime Pier

Navy Pier South Wall Commercial Facility

Superyacht Pier

40 Hourly Transient Slips

Concession Structure

Fishing Pier

120 Slip Transient Harbor

Harbor Breakwater

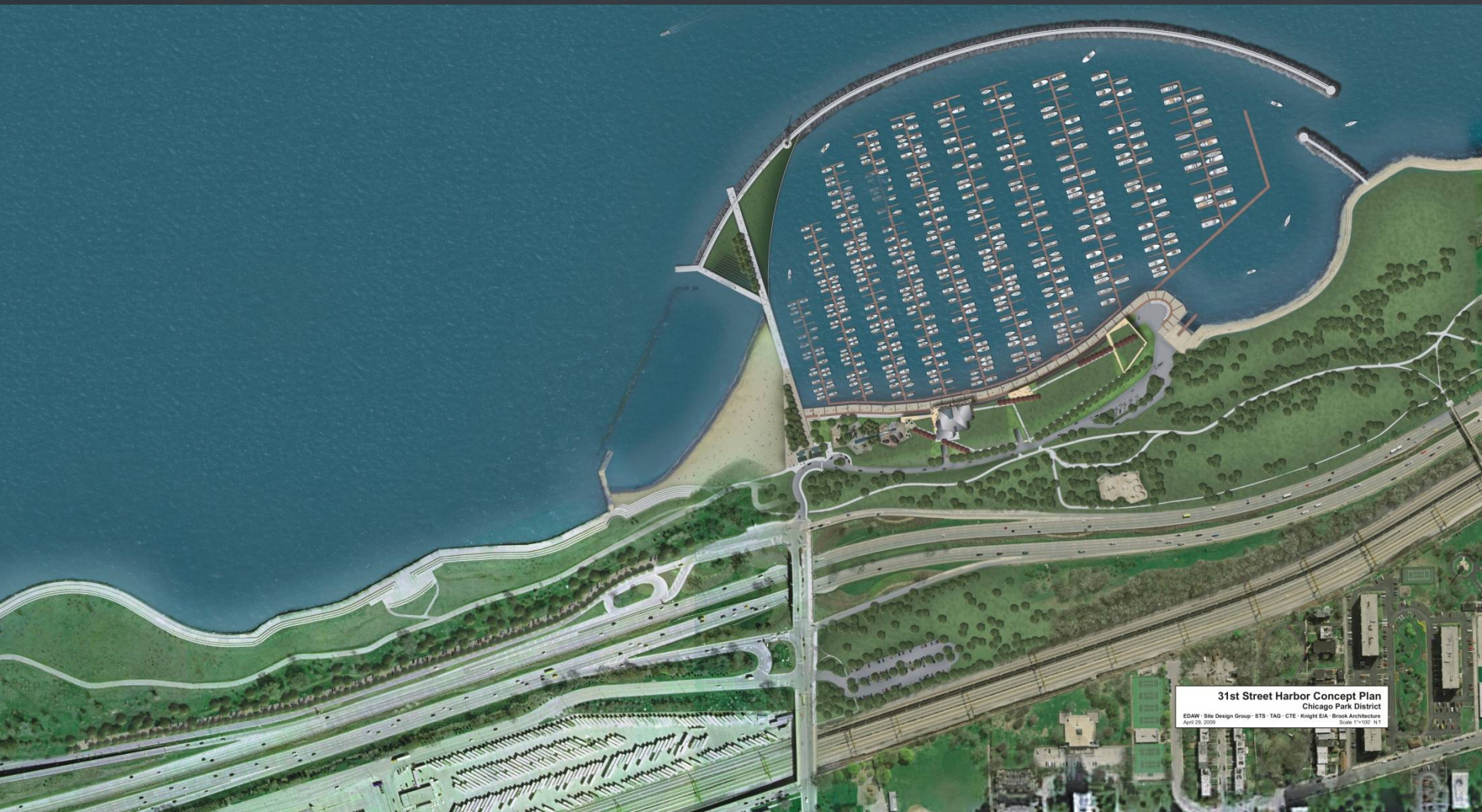
Chicago River Locks











**31st Street Harbor Concept Plan**  
Chicago Park District  
EDAW - Site Design Group - STS - TAG - CTE - Knight EIA - Brook Architecture  
April 28, 2009 Scale: 1"=100' N.T.



**31st Street Harbor Concept Plan**  
Chicago Park District  
EDAW - Site Design Group - STS - TAG - CTE - Knight E/A - Brook Architecture  
April 29, 2009 Scale 1" = 100' N 1"








# Ogden Elementary School

# PUBLIC BUILDING COMMISSION OF CHICAGO





# PUBLIC BUILDING COMMISSION OF CHICAGO

- Design Team
  - Design Architect: **SMNG-A** Architects, Ltd.
  - Architect of Record: **NagleHartray**DankerKaganMcKayPenney
  - Structural Engineer: Matrix Engineering Inc.
  - MEP/FP: dbHMS
  - Civil Engineer: Terra Engineering Ltd.
  - Landscape Architect: Terry Guen Design Associates
- AOR Consultants:
  - LEED, Food Service, Theatre, Acoustical, Lighting, Hardware, Roofing, Parking
- Owner Consultants:
  - Surveyor, Traffic, Geotechnical, Environmental, ITL, Commissioning, ERS, Vibration
- Construction Manager:
  - Turner Construction Company





# PUBLIC BUILDING COMMISSION OF CHICAGO



- Project Boundaries (61,365 SF)
- Existing Building Abatement / Demolition



PHOTO #1



PHOTO #6



PHOTO #2



PHOTO #7



PHOTO #3



PHOTO #8



PHOTO #4



PHOTO #9



PHOTO #5



PHOTO #10



AERIAL PHOTO - NTS



PHOTO #11



PHOTO #16



PHOTO #12



PHOTO #17



PHOTO #13



PHOTO #18



PHOTO #14



PHOTO #19



PHOTO #15



PHOTO #20



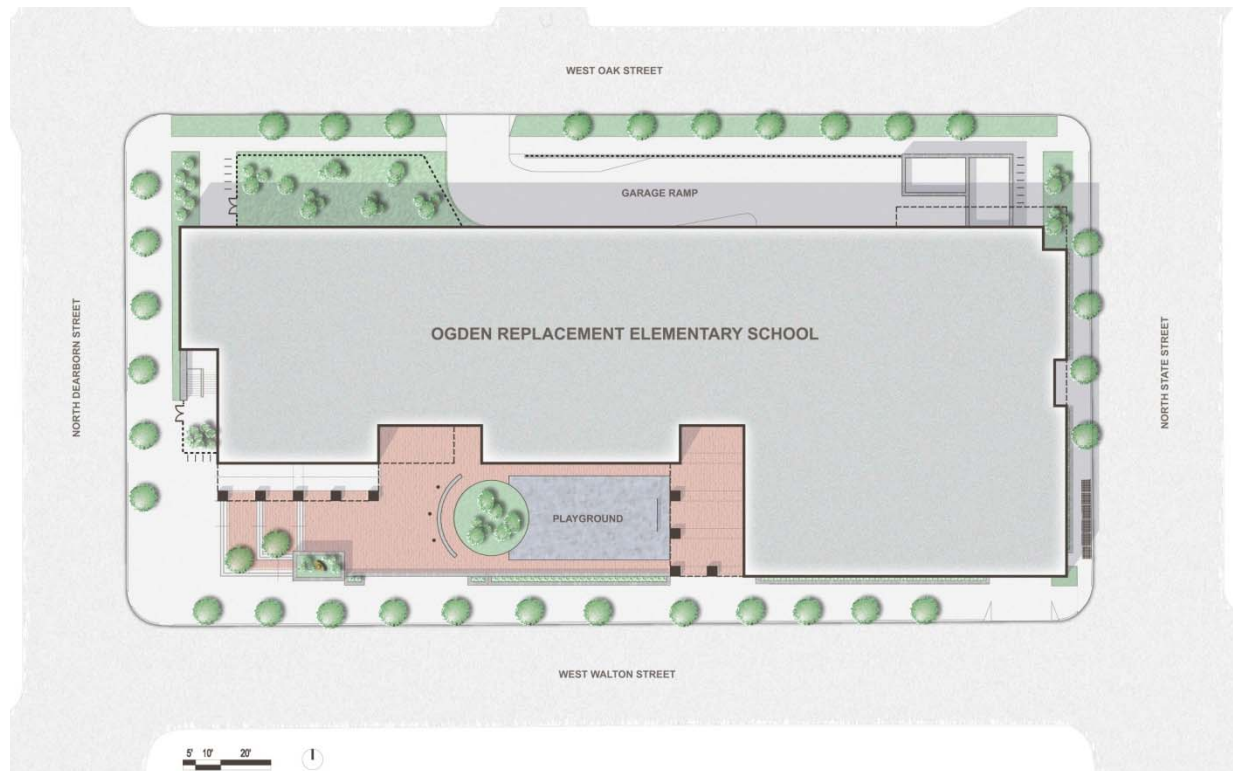
# PUBLIC BUILDING COMMISSION OF CHICAGO



## New Building Construction (153,985 SF)

Full Parking Garage for 90 Spaces

Modified Prototype, 3-Story, Steel Frame & Masonry, Elementary School



# PUBLIC BUILDING COMMISSION OF CHICAGO



- Features

- Gymnatorium, Library, Art, Music, Computer, Science, Kitchen/Dining, Classrooms,
- Rooftop Playground / Terrace Playground
- Photovoltaic Glass Panels, Water Retention System, Green Roof



## **PROJECT PROGRAM:**

- 900 Student Capacity
- 24 Academic Classrooms
- 6 Pre-K / Kindergarten Classrooms
- 2 Multi-Purpose Rooms
- 1 Science Classroom
- 1 Computer Classroom
- 1 Music Classroom
- 1 Art Classroom
- 1 Administrative Center
- 1 Nurses Suite
- 1 Student Services Area
- 1 Library / Resource Center
- 1 Gymnasium
- 1 Student Dining Facility
- 1 Warming Kitchen
- On-Site Parking for 90 Spaces
- 50% Green Roof



# PUBLIC BUILDING COMMISSION OF CHICAGO



NORTH ELEVATION



SOUTH ELEVATION

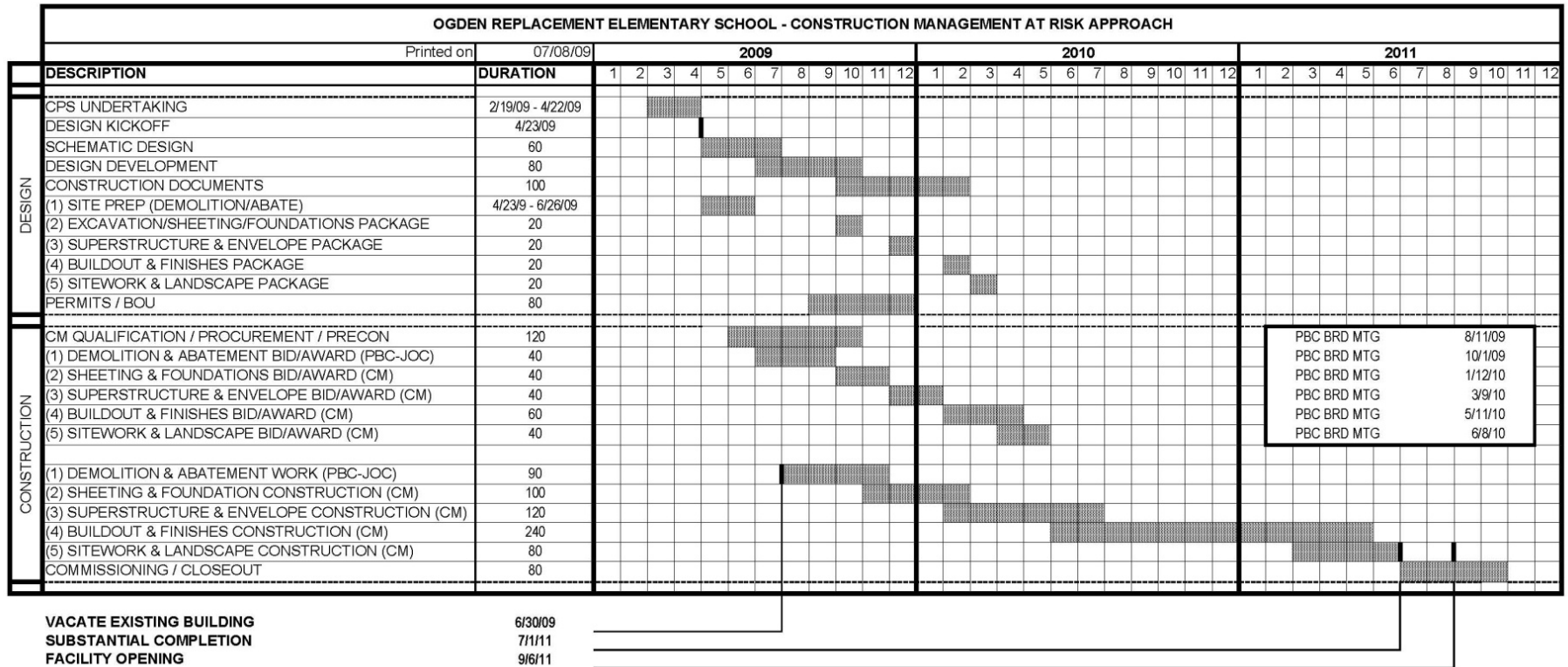




# PUBLIC BUILDING COMMISSION OF CHICAGO



- 3 month Site Preparation and 19 month General Construction period





# PUBLIC BUILDING COMMISSION OF CHICAGO

- Diversity Program
  - Subcontracting Goal: 35% MBE, 10% WBE
  - MWBE Approach
    - Stimulate communicate awareness through Outreach Meetings, MWBE Association Membership Meetings
    - Inform attendees about the project and goals
  - MWBE Program Monitoring done by the Turner Construction Community Affairs Office
- Workforce Residency Requirements
  - Minimum Goal: 50% City of Chicago, 7.5% Near North Side and West Town District
- Questions to:  
Daphne M. Sligh, [dsligh@tcco.com](mailto:dsligh@tcco.com)

# Economic Sustainability Provisions and Diversity Program Overview



## PBC Economic Sustainability Provisions and Diversity Program Objectives:

- Responsible development
- Level the playing field for all firms
- Build competition through capacity building
- Diversify the skilled trades
- Support community hiring

# Economic Sustainability Programs for the Community

## Provisions 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

## Economic Sustainability Programs for the Community

- MBE and WBE Commitment in 2008 Contract Awards:
  - 2008 construction program bid and let 15 projects
  - \$354,523,374 awarded in construction contracts for 2008
    - Total MBE commitment 30.32% (\$107,475,574)
    - Total WBE commitment 5.58% (\$19,795,304)

## Fair Business Provisions Include:

- Prompt Payment to prime and subcontractor
  - General Contractor contract provisions require subcontractors/suppliers to be paid within 14 days of payment
- Contractor and subcontractor notification of payments
  - Web-based and hard copy
- Real time PCO and Claim review
  - Weekly Roundtable instituted
- Early release of Retainage

## More Changes...

- Early release of retainage.
  - Earlier than any other agency.
  - PBC reduces from 5% to 3% at 75% completion
  - PBC reduces 3% to 1% at substantial completion
  - 1% paid at close out
- Subcontractors must be paid all of their retainage
  - When Subcontractors work is “satisfactorily completed” and deliverables provided
  - Whether General Contractor has received final retainage or not
- Pay 100% for material stored off site
- Exception to “no damage for delay”
  - If PBC causes 25% increase in as-bid duration of project

## Business Diversity Goals

- Minimum Construction M/WBE Goals
  - MBE 24% of base bid
  - WBE 4% of base bid
- Minimum Professional Services M/WBE Goals
  - MBE 25% of fee proposal
  - WBE 5% of fee proposal

## M/WBE Certifications Accepted

- City of Chicago
- State of Illinois – Central Management Services
- Cook County
- Chicago Minority Business Dev. Council
- Women Business Development Council
- Metropolitan Water Reclamation District

# Accessing Bid Opportunities

## PBC Website:

[www.pbcchicago.com](http://www.pbcchicago.com)

- Access current solicitations
  - Upcoming Bid Opportunities
- Instant notification of Procurement Opportunities, M/WBE Outreach Sessions
  - PBC Alert
  - B2G Now

## Newspaper Advertisements

- Sun-Times

## Complimentary Bid Documents

- Association of Asian Construction Enterprises
- Black Contractors United
- Chicago Urban League
- Federation of Women Contractors
- Hispanic American Construction Industry Association
- Latin American Chamber of Commerce
- Suburban Black Contractors Association