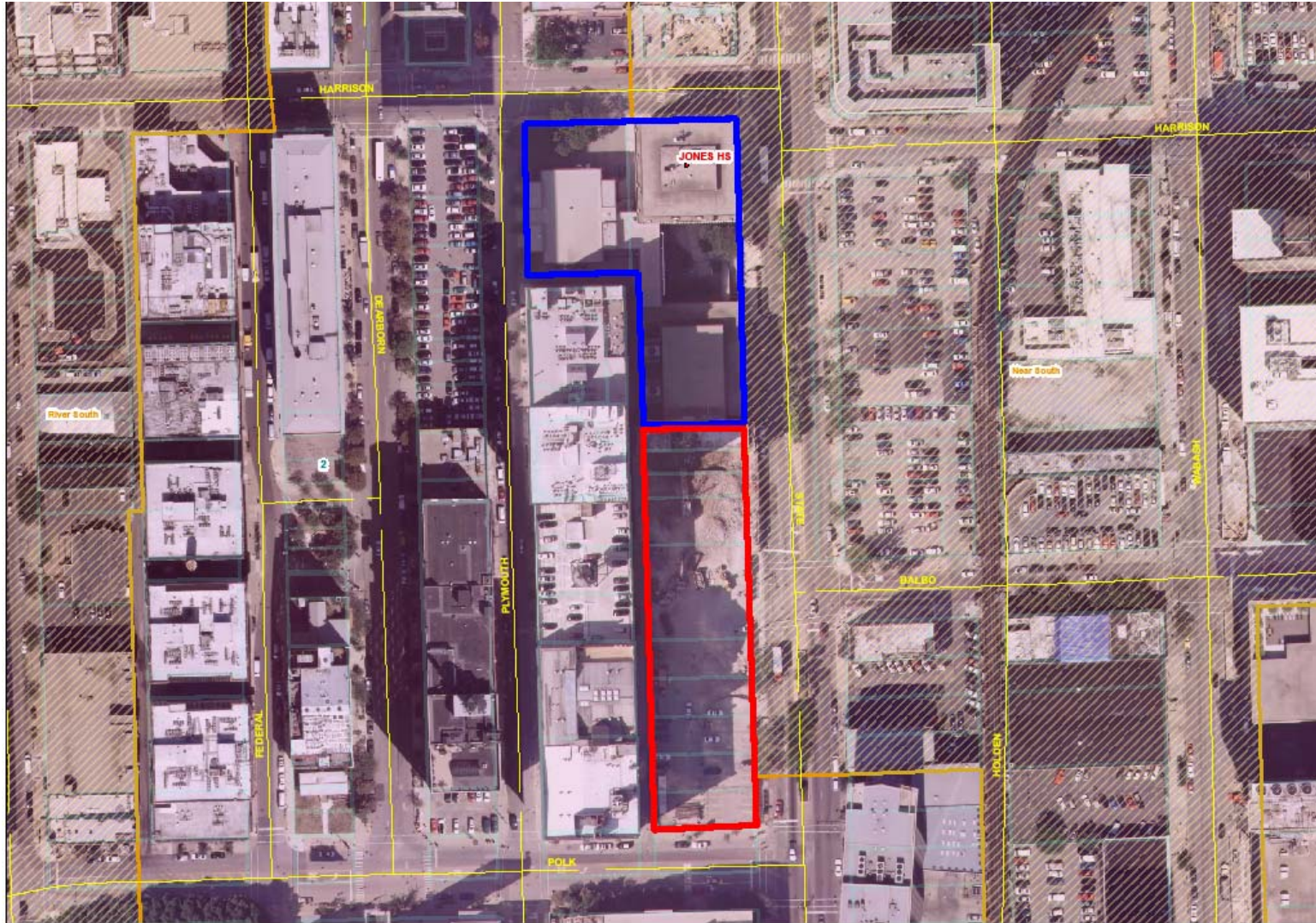


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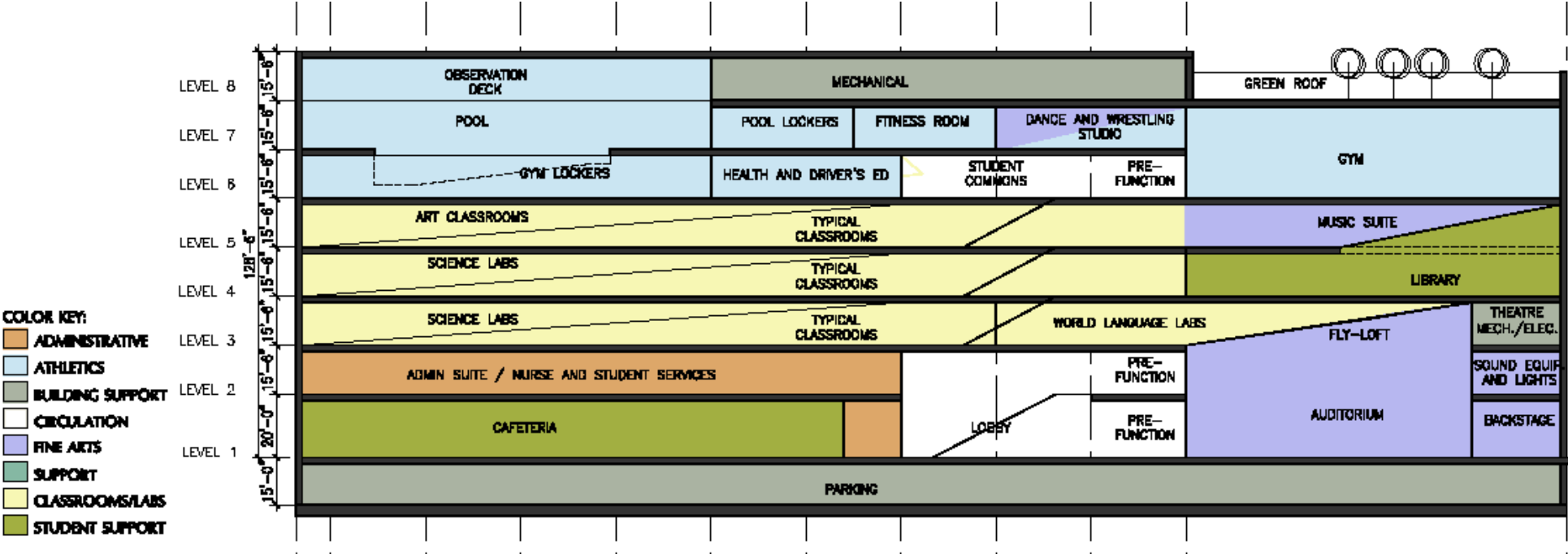
NORTH

## AERIAL PHOTOGRAPH

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ERIN LAVIN CABONARGI, EXECUTIVE DIRECTOR  
28 APRIL 2010



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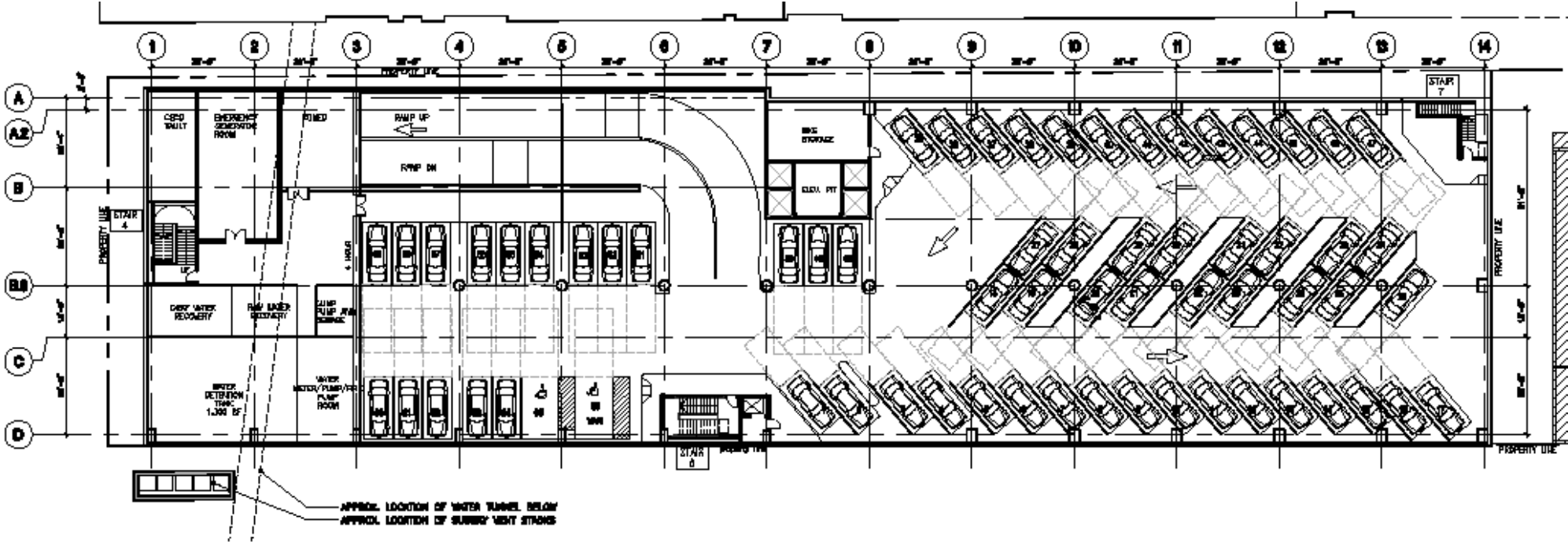


## STACKING DIAGRAM

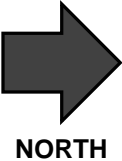
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## BASEMENT FLOOR PLAN

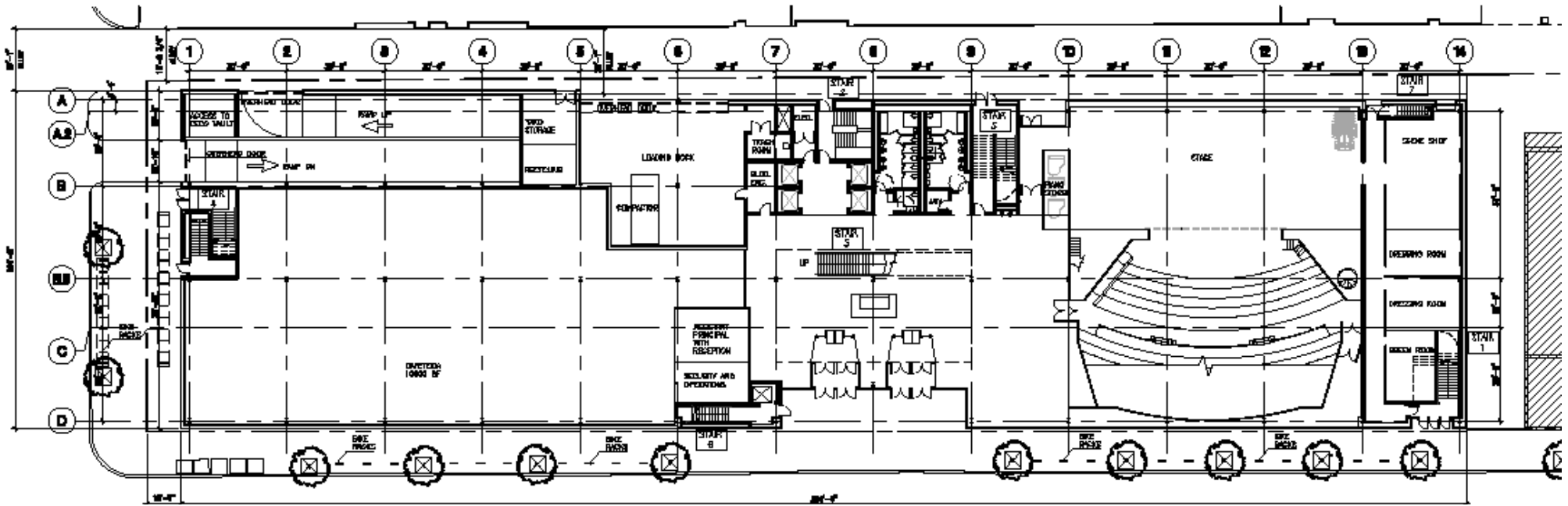


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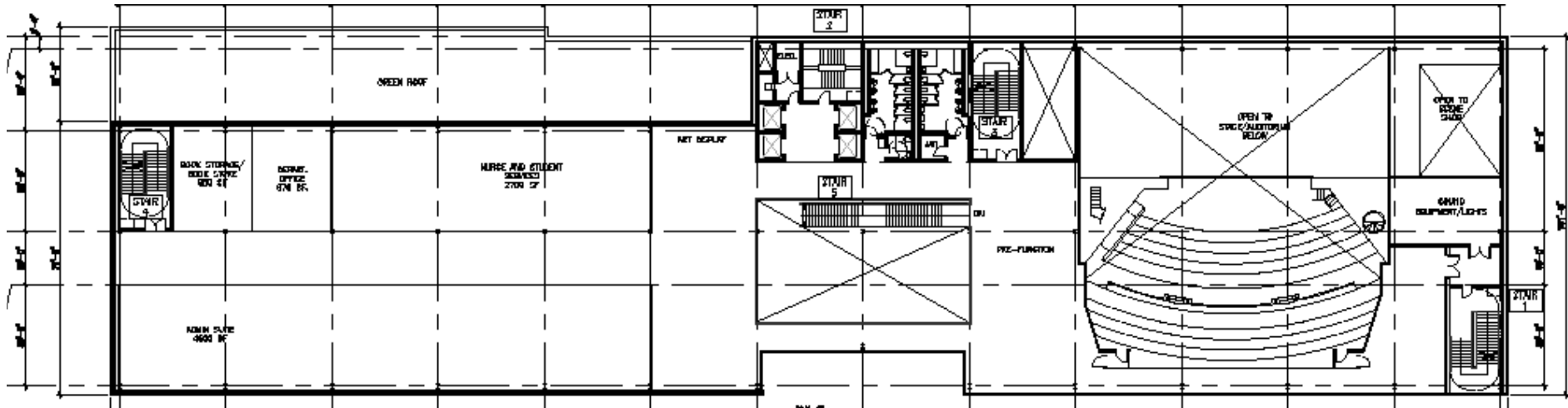
## FIRST FLOOR / SITE PLAN



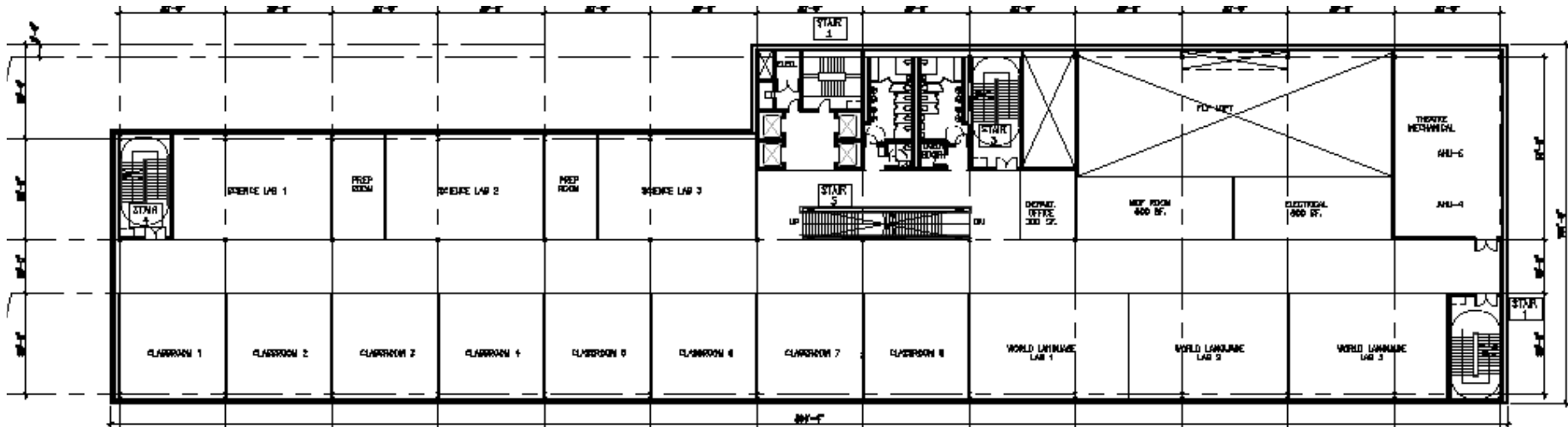
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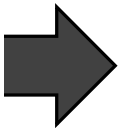
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SECOND FLOOR PLAN



THIRD FLOOR PLAN

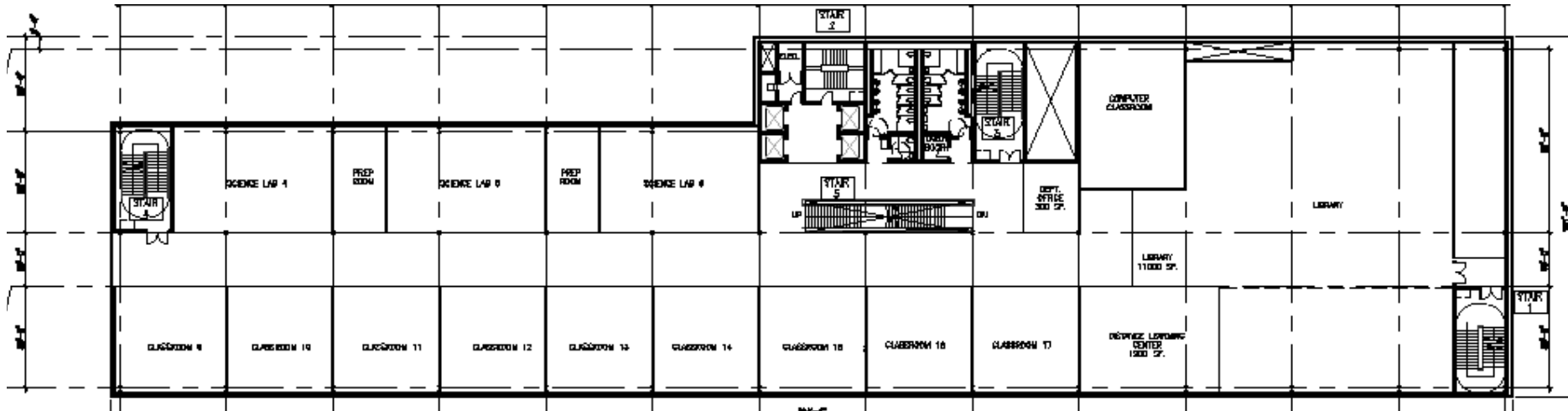


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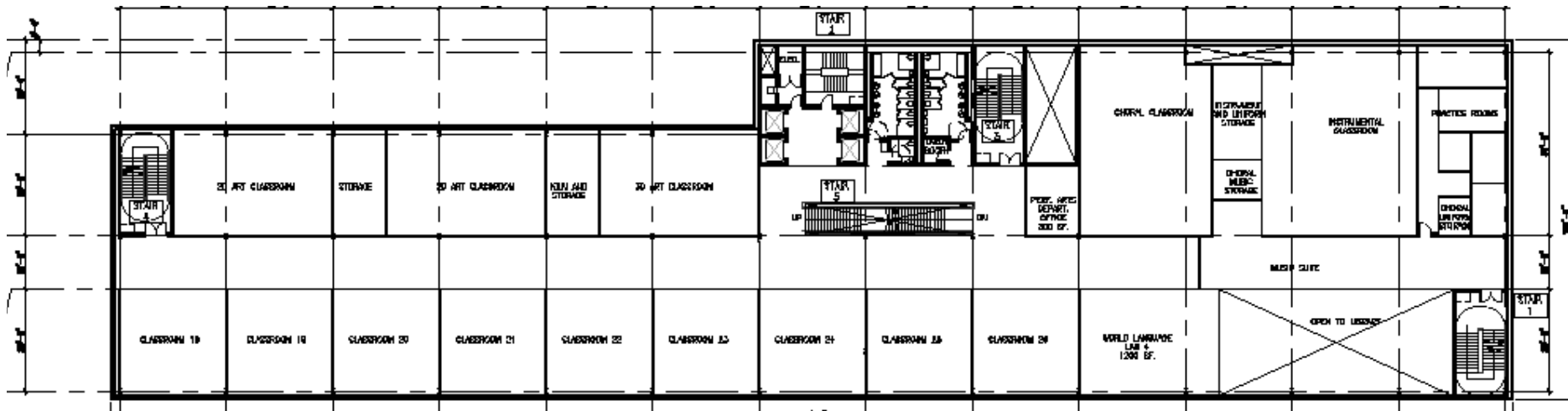
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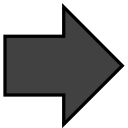
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FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

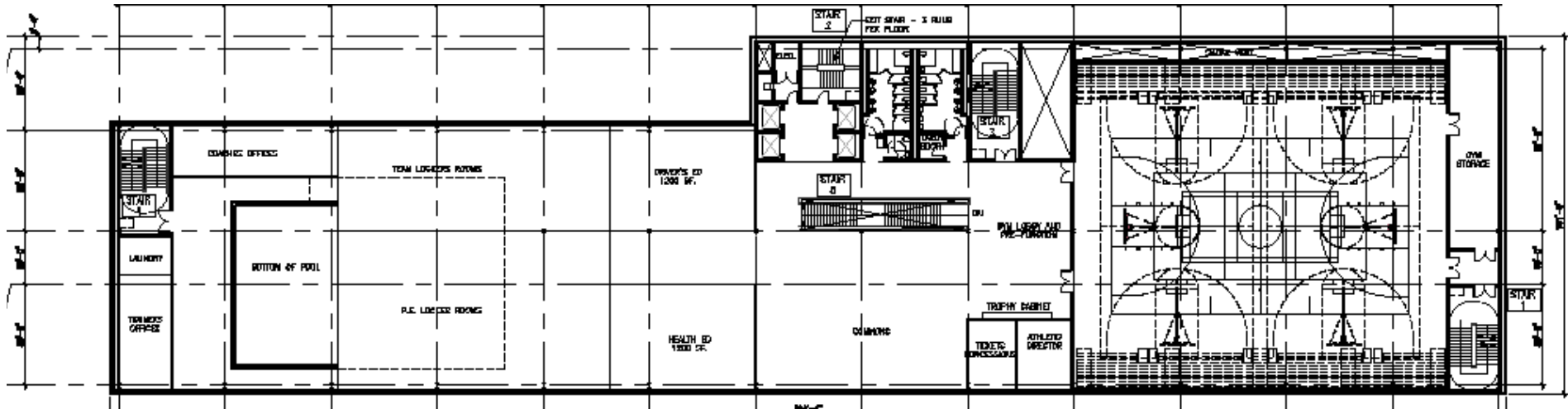


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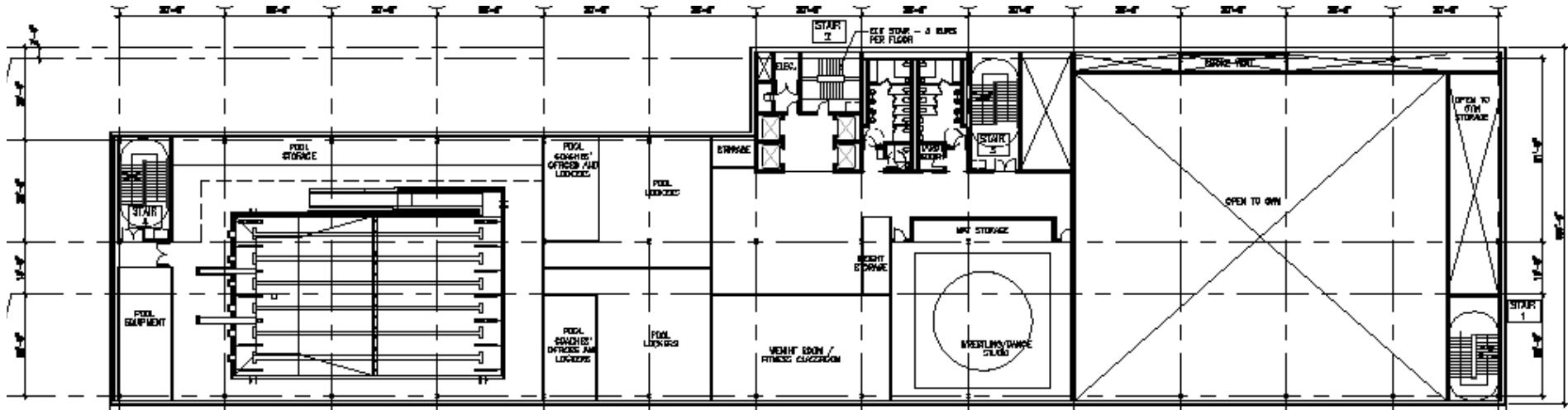
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SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



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## Project Milestones (tentative)

- 06.15.10 – Notice-of-Award to Construction Manager for Pre-Construction Services
- 06.23.10 – LEED Charette
- 07.26.10 – Schematic Design Due
- 09.13.10 – Design Development Due
- 09.20.10 – Site Preparation Scope of Work Issued
- 11.08.10 – 60% CD's Due / 75% Site Preparation Documents Due
- 11.15.10 – Submit for Foundation Permit
- 12.03.10 – 100% Site Preparation Documents Due
- 12.20.10 – 90% CD's Due
- 12.21.10 – Submit for IDPH Pool Permit
- 01.05.11 – Submit for General Building Permit
- 02.04.11 – Notice-to-Proceed with Construction Activities / Begin Site Preparation Activities
- 02.14.11 – 100% CD's Due
- 05.30.11 – Begin Foundation Construction
- 08.01.11 – Begin Superstructure Construction
- 05.13.13 – Substantial Completion
- 09.03.13 – Facility Opening





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## Pre-Construction Services (anticipated)

1. Design/Constructability Reviews
  - a. Schematic Design
  - b. Design Development
  - c. Construction Documentation (60% / 90% / 100%)
2. Estimates of Probable Construction Costs / Value Engineering
  - a. Schematic Design
  - b. Design Development
  - c. Construction Documentation (60% / 90%)
3. Reviews/Recommendations for Sitework Design
  - a. Excavation
  - b. Earth Retention
  - c. Foundations
  - d. Utilities/Underground Coordination
4. Assistance with Permit Submittals
  - a. Site Logistics (OEMC/CDOT)
  - b. Earth Retention (OUC)
5. Coordination with AOR for Bid Packaging/Scheduling

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## Project Approach and Methodology

### 1. Construction Management At-Risk Requirements

#### a. Definition

- a. Significant pre-construction advising and bidding services to the Owner
- b. Executed GMP Contract for GC's, Fees & Trade Contract Costs
- c. GMP Included fixed date for completion with liquidated damages or some other measures
- d. CM held the contracts with trade contractors and was responsible for managing all site activities.

### 2. GMP Process

- a. Assemble GMP Proposal based on 100% Construction Document Issue
- b. Allow +/- 4 weeks to present GMP Proposal
- c. GMP Amendment to Agreement will be authorized by Board Action

### 3. Trade Contract Bidding Process

- a. Can pre-qualify trade contractors or publically advertise for plans and specifications bids.
- b. CM Responsible for bid packaging and administration.
- c. Public Bid process per Public Building Commission Act. Public bid opening administered by CM resulting in recommendation to award to lowest responsible responsive bidder.
- d. Execution Process: Recommendation made to Board. Board approves award of trade contract. Commission executes trade contract and assigns contract to CM.
- e. Some trades will be bid prior to the GMP Amendment and the CM will manage these trades.



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## Project Approach and Methodology (continued)

4. MBE/WBE Participation for Pre-Construction professional services
  - a. Substantial and meaningful participation of MBE/WBE firms as CM At-Risk JV partners and/or utilization of MBE/WBE consultants during the pre-construction/professional services phase.
    - a. Consider overall quality of participation provided to MBE/WBE firms
    - b. Consider suitability of MBE/WBE firms and their personnel for the roles proposed.
5. MBE/WBE Participation at Trade Contractor level
  - a. Demonstrate understanding of trade contractor pre-qualification and public bidding process to ensure that project goals/commitments for MBE/WBE participation are met or exceeded.
  - b. Ensure that employment opportunities are maximized for minorities, women, City and community residents.

