PUBLIC BUILDING COMMISSION
Constructive News You Can Use

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A Message from Carina

The New Year is a time when we take a moment to reflect on the past and welcome a new beginning. Melody Beattie wrote, "The new year stands before us, like a chapter in a book, waiting to be written."

The PBC is in the process of writing our 2018 chapter as we continue to work closely with the Chicago Public Schools on the renovation and construction of 14 projects. As with past CPS projects, these facilities will provide students with additional space for computer and science labs; art and music rooms; kitchen and dining facilities; libraries, gymnasiums and administrative offices, along with green space, play lots and off street parking.

In 2018, we are continuing our work with the Chicago Public Library keeping the goals in mind to design and create welcoming and flexible spaces that provide access to library services for residents of all ages while responding to the evolving needs of patrons.

Our work with City Colleges of Chicago is also well underway, and our new renovation projects with the Chicago Park District and Chicago Transit Authority are progressing. In addition, we are proud to report that this year will continue our successful track record of providing contracting and professional service opportunities to businesses, while creating jobs for residents of the City of Chicago and those who live in the community areas where our projects are built.

The PBC has opened its 2018 book. We are going to put words on the pages that will represent examples of the PBC's commitment to providing great public buildings and public spaces that foster sustainability within our communities.

We look forward to you helping write our 2018 story and hope you will enjoy learning about and/or participating in projects to make our city a better place to live, work and raise families.

Sincerely,

Carina E. Sánchez
PBC Executive Director

Renovation and
Chatham's Whitney M. Y

Hard hat tour gives residents a glimpse of st

l Expansion Underway at oung, Jr. Branch Library

riking architecture, community-specific design

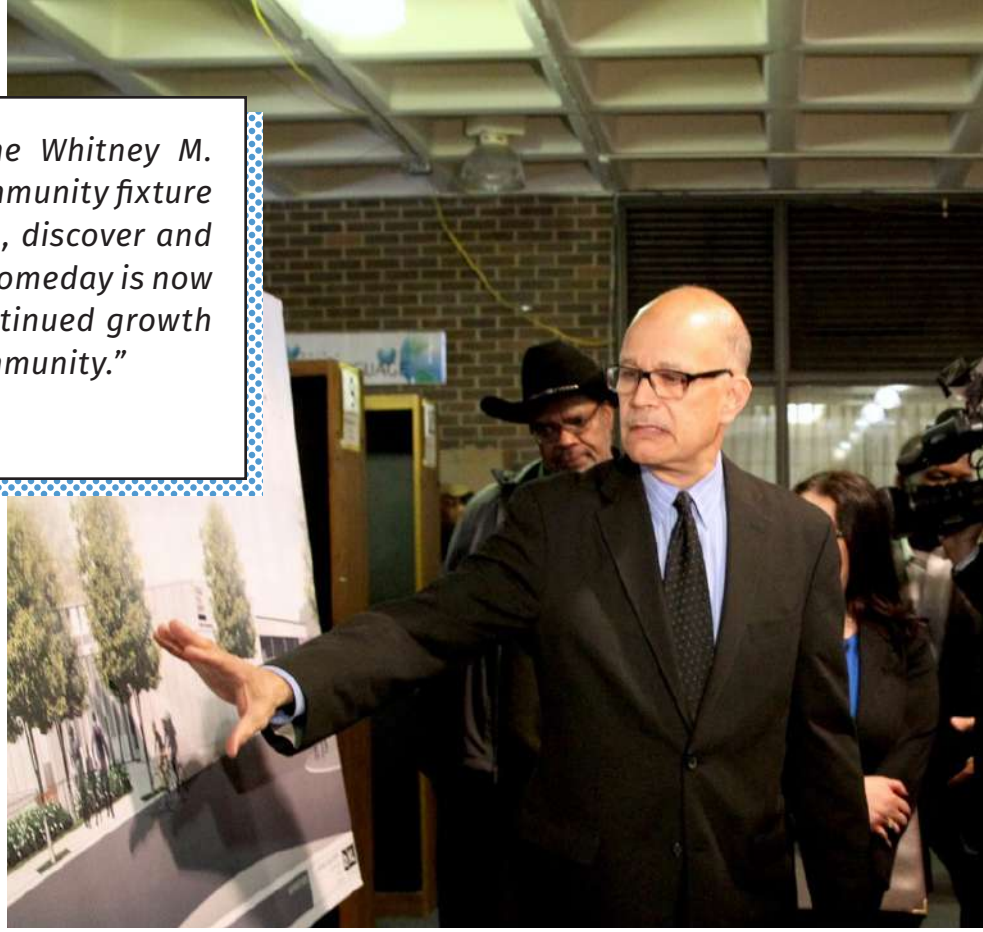
The New Year started with a hard hat tour for the renovation and modernization of the Whitney M. Young, Jr. Branch Library in the Chatham neighborhood. The $12 million investment will incorporate the exterior walls of the existing structure into the envelope of the new building to create a modern, state-of-the-art branch.

Located at 7901 South King Drive, the project responds to the neighborhood's request for a community-oriented library that provides residents with a gathering space geared toward inclusive activities and technology-based learning.

The renovated branch will serve as an essential community anchor, providing critical services and resources to meet a variety of needs. It will feature an Early Learning play space for children, YOUmedia digital lab for teens, state-of-the-art equipment, meeting and study spaces, expanded computer access and ADA accessibility throughout the building.

"Once renovated and expanded, the Whitney M. Young, Jr. Library branch will be a community fixture for Chatham residents to read, learn, discover and explore. What Chatham will become someday is now today, and I look forward to the continued growth and development in this historic community."

- Mayor Rahm Emanuel



"The revitalization of critical neighborhood assets like the Whitney Young Library branch is paramount for Chatham residents," said Alderman Roderick Sawyer, 6th Ward. "This investment in the library's facilities and infrastructure will provide our patrons with safe learning and gathering spaces for the children and families of this community."

The project, which will be managed by the Public Building Commission, includes a 2,800 square foot expansion of the branch. The building will be retrofit for energy efficient mechanical systems and improved lighting.

"This is not a complete tear down and rebuild. Due to a high-quality original design and 'good bones,' the existing building is an ideal candidate for a gut renovation and expansion," Carina E. Sanchez, Executive Director, PBC said. "This project will enhance the quality and architectural design of the neighborhood, provide jobs during the construction period and leave the community with enhanced library resources."

The exterior walls of the existing structure will remain in place, allowing CPL and PBC to do a complete gut rehab and expansion. In addition, the new design creates a welcoming and flexible space

Previous spread: rendering of Whitney M. Young, Jr. Branch Library with its new a talks with Mayor Emanuel about the library's addition; Chicago Public Library Com F.H. Paschen, the project's General Contractor.

ddition. This spread, clockwise from top left: Architect Chris Lee of Johnson & Lee mmissioner Brian Bannon speaks at the event; Mayor Emanuel meets workers from

that provides access to library services for residents of all ages while responding to the current and evolving needs of the community.

"It is an honor to be able to design a community-oriented library in the Chatham and Park Manor neighborhood," Frank Christopher Lee, Principal of Johnson & Lee, said. "This new construction will give the community a 21st century library that provides the very type of unique community perspective of design that can serve as a benchmark for future projects."

Development of the project will be managed by the PBC with our client, Chicago Public Library, while Johnson & Lee, LTD, a full-service Chicago-based MBE architectural firm, serves as the Architect of Record. The building was designed by bKL Architecture LLC, with South Side native Danielle Tillman serving as lead project architect.

DON'T MISS:

Community Hiring Event for the Whitney Young Library Project

Investing in the Futur

Following the approval of the PBC Board of Commissioners, UJAMAA /Power II Joint Venture, a minority-lead joint venture, will complete the design and construction of the new South Side High School located on South Normal Boulevard at 69th Street.

"We are making monumental strides in investing in the education and future of the children of Englewood," said Mayor Emanuel. "I am thrilled that the UJAMAA /Power II Joint Venture has committed to hiring members of the community to bring Englewood's children a brand new 21st century high school that will help prepare them for success."

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 will 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 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.

e of Englewood's Youth

Development of the project will be managed by the PBC, who after discussing owner-provided project requirements, selected the design-build delivery method in which the PBC requests qualifications from architectural firms and general contractors who work together for the duration of the project.

"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. Sanchez, 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."

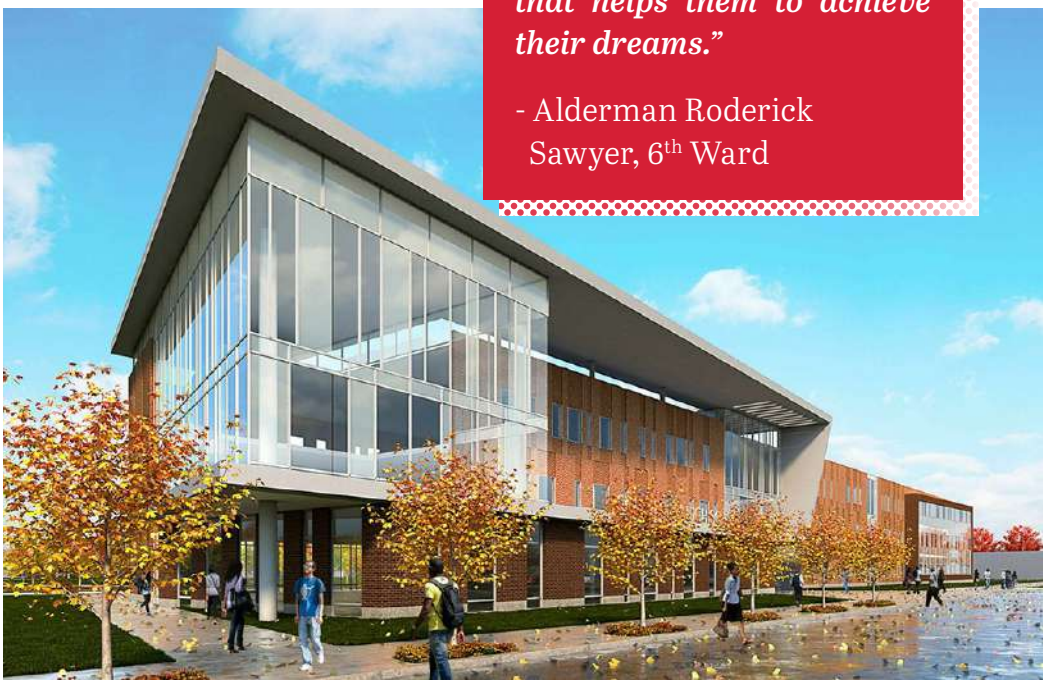
The joint venture has committed to meeting minority and women business enterprise requirements along with Equal Employment Opportunities for the project.

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

Founded in 2002 by owner and architect Jimmy Akintonde, UJAMAA has consistently built its portfolio with successful projects and satisfied clients. UJAMAA has decades of combined general construction experience from the most premier construction companies in the Midwest. Other members of the joint venture team include Power Construction, McKissack & McKissack, Moody Nolan Architects, Brook Architecture, David Mason Engineers and GMA Construction. ✶

"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



Previous spread: proposed rendering of the campus of Englewood's new high school.

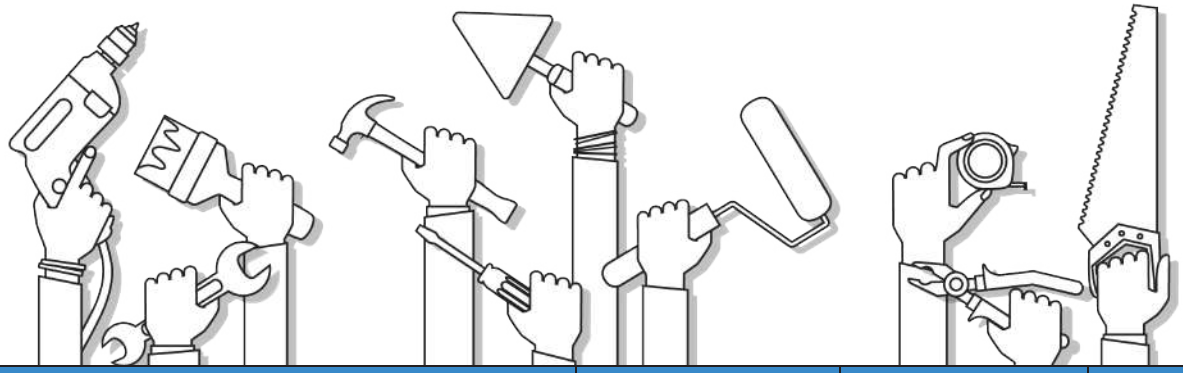
This spread, top to bottom: rendering of the new high school; the UJAMAA/Power team.

Doing Business with the PBC

The PBC frequently offers contracting & professional service opportunities to local businesses.

Our open bid and solicitation process ensures fairness, competition and best value. The PBC makes certain there are competitive business opportunities for Minority and Women Business Enterprises (MBE/WBE) in our delivery of projects in both construction and professional services. In addition to delivering quality projects on schedule and within budget, the PBC's commitment to expanding MBE/WBE contracting opportunities helps to eliminate barriers to full participation by all persons regardless of race, sex or ethnicity.

Those interested in working with the PBC are encouraged to visit our website and register for PBC Alerts—your direct connection to upcoming PBC procurement opportunities. This free service emails you each time a contracting or prequalification opportunity becomes available. Upcoming opportunities are listed below. ✶



CURRENT PROJECTS	TYPE OF SERVICE	ESTIMATED VALUE	BID OPENING
Columbia Explorers Academy Modular 4520 S Kedzie Ave | Ward 14: Burke	General Contractor	$2M - $4M	02/06/2018
Read Dunning School 4071 N Oak Park Ave | Ward 38: Sposato	General Contractor	$40M - $50M	03/01/2018

UPCOMING PROJECTS	TYPE OF SERVICE	ESTIMATED VALUE	QUARTER
Chicago Park District **Capital Improvement Program**	General Contractor	Various	1st
Job Order Contracting (JOC)	General Contractor	TBD	TBD
Comprehensive Document Reproduction Services	Printer	TBD	TBD

CONTRACTOR SPOTLIGHT:
Latinos in Leade
Maldonado and M

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 reimage 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 years of age, 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

ership in the Trades

Moreno Join Forces to Reimagine Daley College

the 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 share 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

Public Building Commission

2017 Chicago Gives Program

For the last eight years the Public Building Commission has partnered with the Chicago Department of Family and Support Services (DFSS) to support their Chicago Gives initiative. The goal of the initiative is to provide hundreds of families and seniors, with limited means, a variety of gifts during the holiday season.

During the 2017 holiday season, the PBC raised more than $1,100.00 by hosting events where employees had an opportunity to display their culinary skills during a chili cooking contest and bake sale. In addition, a '50/50 Split the Pot Raffle' and a 'wish list' help to garner needed items for the PBC's two adopted holiday families.

On December 20th, PBC's Elves delivered all gifts and Jewel Osco gift cards to the deserving families as well as gift baskets to seniors who may be immobile or live in isolation. ✶

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