PUBLIC BUILDING COMMISSION
Constructive News You Can Use

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Contractor Spotlight
Opportunities in Job Order Contracting, Architecture and Engineering expand our impact on Chicago's small businesses.

New in Chatham
Whitney Young Branch Library reopens

Daley MTEC
PBC cuts the ribbon on CCC's newest facility (pictured above)

CPS Openings
new or renovated facilities in Lincoln Park, Morgan Park & Mt. Greenwood

A Message from Carina

2019 is an exciting year for the PBC as we re-double our efforts with our clients and refresh our approach to delivering quality public facilities and infrastructure on-time and on-budget.

This issue of *Constructive News You Can Use* features ribbon-cutting events at Daley College's state-of-the-art Manufacturing Technology & Engineering Center; the expanded Whitney Young Branch Library; the renovations at Lincoln Park High School and the completion of annexes at neighborhood schools on Chicago's south side. In addition, we highlight the increase in PBC's Job Order Contracting pool and share how MBE & WBE firms are spearheading 17 of our newest projects.

As noted in these stories, our work touches the lives of Chicagoans for generations to come. Whether our projects are enhancing of the learning environments of our future leaders or providing a much-needed update to beloved community library, they highlight our commitment to good stewardship of the public fund through exemplary cost and schedule control.

In 2019, we're continuing our track record of delivering valuable public amenities in a way that will give all Chicagoans an opportunity to enjoy these facilities and the services they provide.

We hope you enjoy our newsletter.

Sincerely,

Carina E. Sánchez
PBC Executive Director

NEXT ISSUE:
PBC cuts the ribbon at Chicago Public Schools projects across the city

PBC's Job Order Contracting Pool Increases from Three to Twenty-one

Three-Tier System Affords Minority, Small and Women Business Enterprises Increased Opportunities on PBC Projects

The Board of Commissioners for the Public Building Commission of Chicago (PBC) has approved twenty-one firms to provide Job Order Contracting (JOC) Services to the PBC. This action expands PBC's JOC Services Database from three firms to twenty-one, and the establishment of a three-tiered approach affords opportunities to a much wider group of contractors.

"As a public developer, we have a responsibility to increase capacity and provide opportunities to growing firms," Carina E. Sánchez, PBC Executive Director said. "We have been successful with this effort—of the firms that were recommended, nine are minority or women business enterprises, and several will be doing business for the first time with the PBC."

At times, the PBC utilizes the JOC methodology to execute a wide variety of projects at a fixed price for simultaneous orders for renovations, rehabilitations and repair work for large facilities and infrastructures.

The PBC's three-tier approach establishes project value limits to include firms of all sizes.

Late last year, the PBC hosted a JOC Networking Session and Pre-Submittal Conference. The purpose of the session was to provide an overview of the JOC Program and a forum to introduce the prequalified general contractors to the subcontractor and supplier community.

"We want the talent pool for the actual design and construction of PBC projects to reflect the diversity in the contracting and professional service industries; therefore, the PBC will continue to identify opportunities for all businesses to grow and expand," Sánchez said.

According to Sánchez, each of the approved firms demonstrated recent and relevant construction and/or renovation experience, technical competence, successfully executed projects with aggressive schedules and a commitment to maximizing the participation of minority and women business enterprises. ✶

✶✶ Job Order Contracting: PBC's Three-Tier System ✶✶

TIER 1

Projects ≤ $300K

- **ALFA Chicago Inc.** *(MBE)*
- **ALL Chicago Inc.** *(MBE)*
- **Anchor Mechanical, Inc.**
- **Apex Construction Group**
- **Davila-OVC JV** *(MBE/WBE)*
- **Impact Construction Services Division 1** *(MBE)*
- **Montel Technologies** *(MBE)*
- **Tiles In Style**

TIER 2

Projects between $300K & $1M

- **BOWA Construction** *(MBE)*
- **CCC Holdings, Inc. d/b/a Chicago Commercial Construction**
- **Cardos Development & Associates**
- **Master Design Build & Ground Crew JV LP** *(MBE)*
- **Robe, Inc.**
- **Structures Construction LLC**

TIER 3

Projects ≥ $1M

- **The George Sollitt Construction Company**
- **K.R. Miller Contractors**
- **McDonagh Demolition**
- **Old Veteran Construction**
- **Paschen Ashlaur Joint Venture II** *(MBE - Ashlaur)*
- **Tyler Lane Construction**
- **UJAMAA Construction** *(MBE)*

Minority and Women Business Enterprise Firms Lead 17 PBC Projects

Joint Ventures/Mentorship Partnerships Highlight MBE/WBE Lead Slate

Twenty Minority and/or Women Business Enterprise (MBE/WBE) Architectural and Engineering firms are serving as the lead on seventeen Chicago Public Schools (CPS) capital improvement projects.

"This is a proud moment for Chicago," Mayor Rahm Emanuel said. "Our strength is our diversity and slating an all MBE/WBE slate of architects and engineers speaks to the fundamental values of our great city."

"We are proud that we can fulfill our commitment to appoint MBE and WBE certified architects and engineers while increasing capacity and providing mentorship opportunities to growing firms," Carina E. Sánchez, PBC Executive Director said

The PBC conducted an outreach to architectural and engineering firms to submit qualifications or update their current information in the PBC's Architectural and Engineering Letters of Interest and Qualifications database. This database identified firms best suited to perform on these unique projects and the PBC encouraged partnerships to maximize the use of smaller MBE and WBE firms.

THESE PROJECTS INCLUDE:

- In Albany Park, Palmer Elementary School Annex & Renovation: BauerLatoza Studio (MBE)
- In Austin, Lovett Elementary School Renovation: AltusWorks (WBE) and Brush Architects, LLC (WBE)
- In Belmont Cragin, Prosser Career Academy Education Program Renovations: Tilton, Kelly + Bell (WBE)
- In Chatham, McDade Classical Elementary School Annex & Renovation: Moody Nolan and Johnson & Lee (MBE)
- In Clearing, Dore Elementary School Pre-K Expansion: FORMA Architecture (MBE)
- In the East Side community, Washington High School Renovation: Wallin-Gomez Architects (MBE)
- In Kenwood, Kenwood Academy High School Renovation: Milhouse Engineering & Construction (MBE)
- In Lincoln Square, Waters Elementary School Annex & Renovation: Bailey Edward Design (WBE) and Doyle & Associates (WBE)
- In Montclare, Locke Elementary School Renovation: RADA Architects (WBE)
- In O'Hare, Dirksen Elementary School Annex & Renovation: SMNG A Ltd. and Studio ARQ (MBE)

"This is a proud moment for Chicago. Our strength is our diversity, and an all MBE/WBE slate of architects and engineers speaks to the fundamental values of our great city."

- Mayor Rahm Emanuel

Mayor Rahm Emanuel, Executive Director Carina E. Sánchez and PBC Commissioners met with representatives from selected MBE/WBE firms after the November 13 board meeting.

"As with past CPS projects, these improvements will bring more of our schools into the 21st century and represent Mayor Emanuel's commitment to giving all children the optimal learning environment along with the resources they need to excel," Sánchez said.

If your firm is interested in submitting or updating your qualifications in the PBC LIQ database, please visit our website at pbcchicago.com/doing-business/architects-of-record/ ✶

- **In Portage Park, Rickover High School Education Program Renovations: Globetrotters Engineering Corporation (MBE) and Koo & Associates (MBE/WBE)**
- **In Pullman, Corliss High School Renovation: Harding Partners and Mode Architects, PC (MBE)**
- **Also in Pullman, Poe Classical School Annex & Renovation: Moody Nolan and Onyx Architectural Services (MBE)**
- **In Rogers Park, McCutcheon Elementary School Annex & Renovation: STL Architects (MBE)**
- **In Roseland, Brooks College Preparatory Academy Turf Field Repairs: Brook Architecture (MBE/WBE)**
- **In West Ridge, Decatur Classical School Annex & Renovation: Muller & Muller (WBE)**
- **Also in West Ridge, Rogers Elementary School Annex & Renovation: UrbanWorks (MBE/WBE)**

Whitney M. Young, Jr. Branch Library

Striking Architecture, Community-Specific Design on Display at Newly Renovated, Expanded Branch Library

The newly-expanded Whitney M. Young, Jr. Branch Library is a true community anchor: a neighborhood gathering space, a classroom, a job training center, a museum, and—with the installation of an Early Learning play space and a YOUmedia digital lab—a creative space for Chicagoans of all ages.

"This library branch was heavily utilized by the Chatham community, and we know its improvements and expansions were highly anticipated," said Chicago Public Library Commissioner Brian Bannon. "We are thrilled to cut the ribbon on this beautiful new space that will continue to meet the evolving needs of our patrons through innovative programming and 21st Century library services."

A $12M investment into the Chatham community yielded a modern, light-filled building that incorporates the exterior brick wall of the midcentury facility into the glass envelope of the new building, expanding the library's footprint by 2,800 square feet. Inside, a new multipurpose room is an ideal space for community activities, while the rest of the open floorplan provides patrons with both private and shared spaces.

Development of the project was managed by the Public Building Commission, with Johnson & Lee, a full-service, Chicago-based MBE firm, serving as the Architect of Record. The building was designed by bKL Architecture, with a South Side native acting as lead project architect.

"Whitney Young library branch is now a place where Chatham residents of all ages can expand their imaginations and broaden their intellectual horizons and bridge generational and cultural divides in a shared spirit of civic unity," Mayor

Rahm Emanuel said. “The Whitney Young Branch is now fit to serve the Chatham community, and will support its residents with the 21st century services needed to succeed for generations to come.”

This project is a complete renovation and modernization of the Whitney M. Young, Jr. Branch Library, incorporating the exterior walls of the existing structure into the envelope of the new building. The expansion brings the branch library to just under 14,000 square feet.

The exterior walls of the existing structure remained in place, allowing CPL and PBC to do a complete gut rehab and expansion. As PBC Executive Director Carina E. Sánchez explained, “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. 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.”

“Whitney Young Branch has long provided countless contributions to our residents, our neighborhoods and our shared civic life. With the expansion and renovations complete, this branch will now be a Chatham anchor for families to gather, students to get help with homework and job-seekers to connect with life-changing opportunities.”

- Alderman Roderick Sawyer, th Ward

The library is ADA accessible throughout the building. The existing building was retrofitted with improved lighting and energy efficient mechanical systems. The expansion also includes an enclosed courtyard. ✶

facing page: the new library combines the original building’s midcentury brick with a transparent glass façade.

this page, from top: one of the library’s new reading areas; Mayor Rahm Emanuel chats to Chatham children at the ribbon-cutting event; the branch library’s new Maker Space; Mayor Emanuel, CPL Commissioner Brian Bannon, Alderman Roderick Sawyer and PBC Executive Director Carina E. Sánchez join neighborhood residents at the January 10 opening.

Manufacturing Technology & Engineering Center at Richard J. Daley College

PBC Completes Construction of Daley College MTEC

Daley College's new, 57,000-square-foot, state-of-the-art Manufacturing Technology & Engineering Center (MTEC) will prepare students for the more than 20,000 anticipated jobs coming to the region in the engineering and advanced manufacturing fields during the next decade.

"The Manufacturing Technology and Engineering Center will be the paradigm for students working towards a relevant education that opens doors to not just get a job, but find a career," said Mayor Emanuel. "From investing in modern facilities across our campuses, to aligning our curriculums with the skills students need, together we have transformed City Colleges into an education that will pay dividends for our students and our City for generations to come."

The new equipment and capabilities at MTEC will enable students to participate in a hands-on curriculum that prepares them for the technological advancements in the engineering and manufacturing industries. The facility includes: a manufacturing high bay space, CNC machining equipment and a maker space, classrooms, engineering and manufacturing labs, computer labs and administrative space.

Managed by the Public Building Commission, the Design-Build team of Old Veteran Construction, JGMA, and Cannon Design connected the Center to the existing facility via a pedestrian bridge with spaces for students to network, study, or lounge. The new center has increased Daley College's manufacturing space by 150%, enabling City Colleges of Chicago to serve 1,000 manufacturing students per year.

"Engineering and advanced manufacturing employers are more inclined to locate and grow here in Chicago if we can guarantee them a strong talent pipeline," said Chancellor Juan

Salgado. "Daley College's MTEC will help ensure that people from across Chicago's communities are ready to compete for and land increasingly skilled positions in these lucrative fields and help us create a more inclusive Chicago economy."

The PBC began its management of this City Colleges project by soliciting proposals for design-build services using a two-phase procurement process. The first phase closed with a shortlist of four teams. The evaluation committee, which included staff from both the Public Building Commission and City Colleges, conducted interviews with each of the shortlisted firms. By consensus, the committee recommended the appointment of Old Veteran Construction, an MBE-certified firm, to provide Design-Build Services for the project. The OVC team features Design Architect JGMA, an MBE-certified firm, working alongside Architect of Record CannonDesign. ✶

> *"Daley College is on the forefront of job training in manufacturing technology and engineering, and students will flock to the southwest side to pursue career training at MTEC. The future is now shining even brighter for the students entering City Colleges of Chicago, who can be proud of the education they earn and confident that they are learning the skills they need to get good jobs in growing fields."*
>
> **- Alderman Derrick Curtis, 1 th Ward**

facing page: Mayor Rahm Emanuel, CCC Chancellor Juan Salgado, Alderman Derrick Curtis and PBC Executive Director Carina E. Sánchez cut the ribbon at MTEC on January 16.

this page, from top: the manufacturing high-bay; a brightly-colored student lounge; advanced manufacturing equipment

Lincoln Park High School

Modernization Project Complete

The PBC recently completed the $20 million renovation at Lincoln Park High School. This project, which was done to broaden the range of educational opportunities for future leaders, included interior and exterior renovations to the existing three-story masonry main building and the two-story separate annex building

The exterior renovations consisted of masonry work, roof and window repairs along with work on the existing drainage system and water infiltration in the main building.

“We’re excited about all of it,” Principal Michael Boraz said in a previous interview. “infrastructure is not generally something you get excited about. But when you have an older building it’s nice to have all the necessary repairs.”

The interior renovations extended to a new drama lab/makers space and distance learning lab. The music and weight rooms were relocated. In addition, renovation took place in the school’s gymnasium, cafeteria, kitchen, severy and common areas.

“The drama workshop is something I’m especially excited about, because even though we’ve had a very strong program for quite a while, it was basically all kind of squished together into one classroom,” Boraz said. “So now they have a classroom section and workshop section.”

Boraz added that some new video equipment would get thrown in as well, along with the capacity to design and construct theater sets. “It’s a really nice upgrade for that program, and it’s well-deserved,” Boraz said.

“Lincoln Park High School renovations are one example of the type of contributions the PBC consistently makes to foster sustainability within our communities and serve as developmental engines for the entire neighborhood.” Carina E. Sánchez, PBC Executive Director said. “The PBC is proud to complete the work at Lincoln Park High School. The renovations helped to reinforce the school’s importance as a community anchor and vital part of the neighborhood. Students now have an opportunity to enjoy a better use of space for learning and academic activities.” ✶

top to bottom: the high school’s renovated cafeteria; a science lab; the refinished gymnasium floor; the ribbon-cutting event

Esmond Elementary School & Mt. Greenwood Elementary School

PBC Cuts the Ribbon on Annexes at Two Southwest Side Schools

The PBC joined Mayor Rahm Emanuel, 19th Ward Alderman Matt O'Shea and the Chicago Public Schools on Chicago's southwest side to cut the ribbon on the annexes at Esmond Elementary School and Mt. Greenwood Elementary School.

"An investment in our children is an investment in the future of Chicago," said Mayor Emanuel. "Together with Alderman O'Shea, we are proud to bring new state-of-the-art facilities and the extra space necessary to the support students and families on the southwest side."

The two-story, 20,000-square-foot annex at Esmond Elementary School in Morgan Park replaced a deteriorating stand-alone modular building. The annex includes a standard classroom, computer lab, science lab, art room with storage, library, dining room, hybrid kitchen and dining area, administrative office, bathrooms, building storage, an elevator and building support space. The project also included a renovated parking lot, refuse enclosure, stormwater management infrastructure, a new outdoor playground, community garden, and a turf field. Renovations to the existing building included a new roof and repairs to the exterior envelope.

The two-story, 27,000-square-foot annex at Mt. Greenwood Elementary School includes thirteen standard classrooms, a science lab, offices, storage and utility rooms, bathrooms and an elevator. Work within the school building includes converting two existing classrooms for expanded lunchroom capacity. The project also included building a new outdoor playground, a new parking lot and storm water management infrastructure.

"The Mt. Greenwood and Esmond annexes were critical investments to support our residents for generations to come," said Alderman Matt O'Shea, 19th Ward. "I am proud to work with Mayor Emanuel to build a stronger future for our Beverly, Morgan Park and Mt. Greenwood residents." ✶

clockwise from top left: cutting the ribbon on Mt. Greenwood's new annex; the Esmond opening event; Mayor Emanuel reads with Esmond students; Mayor Emanuel exchanges high fives with some Mt. Greenwood Eagles

Doing Business with the PBC

The PBC frequently offers contracting and professional service opportunities to local businesses. We make certain there are competitive business opportunities for Minority and Women Business Enterprises (MBE/WBE) in our delivery of projects both in construction and professional services.

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

UPCOMING OPPORTUNITIES	TYPE OF SERVICE	QUARTER
Design-Build Services	Professional Service	Q1 / Q2 2019
Construction Management at Risk Services	Professional Service	Q1 / Q2 2019
Utility Locating and Coordination Services	Professional Service	Q2 2019
Roof Consulting Services	Professional Service	Q2 2019
Elevator Consulting Services	Professional Service	Q2 2019

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