



PUBLIC BUILDING COMMISSION

Constructive News You Can Use

★ IN THIS ISSUE ★



CPS Groundbreaking Events

Columbia Explorers Academy, Esmond & Prussing Elementary Schools



Community Hiring Events

Local residents apply for PBC construction jobs



Contractor Spotlight

Minority-owned firms behind design & construction of South Side High School



LEED Platinum

Chinatown Branch Library achieves USGBC Certification



A Message from Carina

As we continue to provide great public buildings and public spaces to Chicago, it is my pleasure to bring you the Spring 2018 edition of *Constructive News You Can Use*. This edition of our newsletter illustrates the PBC's commitment to economic and environmental sustainability, introduces the diverse team working on the new South Side high school, and offers a glimpse of recent groundbreaking ceremonies and community hiring events.

Our work this year reflects our continued commitment to strengthening our neighborhoods, creating jobs and positively impacting the communities surrounding our projects. I am proud of the work we do to deliver award-winning facilities across all of Chicago. Our projects serve as examples of how smart investments are making a positive impact on the quality of life for families across Chicago.

Thank you for your support as we complete these projects on behalf of our clients. We hope you will enjoy this edition of the PBC newsletter.

Sincerely,

Carina E. Sánchez
PBC Executive Director



Construction Begins at Esmond Elementary School

New annex will benefit residents for generations to come.

Surrounded by more than 350 excited students, teachers and parents, the PBC joined Mayor Rahm Emanuel, 19th Ward Alderman Matt O'Shea and representatives from Chicago Public Schools to break ground on the annex at Esmond Elementary School.

"This investment will create a state-of-the-art facility and the extra space necessary to support the future of our children and the future of our city," Mayor Emanuel said. "Together with Alderman O'Shea, we are proud to make smart, critical investments that help both students and residents to strengthen the social fabric of the community."

"Ongoing investments in our schools are a sign of what's to come in the 19th Ward," Alderman Matt O'Shea said. "This project will not only benefit our children, it will become a

community staple that benefits our residents for generations to come."

Scheduled to be completed by January 2019, the two-story, 20,000-square-foot annex in the Morgan Park community will replace a deteriorating modular building. The annex will include a classroom, computer and science labs, art room, library, kitchen and dining area, administrative office, restrooms, and an elevator.

The project will also include a renovated parking lot, storm-water management infrastructure, a new outdoor playground, a community garden, and a turf field. Renovations to the legacy building include a new roof and repairs to the building's exterior envelope.



ool rations to come

“Nothing gives me greater joy to know that we are partnering with CPS to develop a new annex that will provide students with the resources necessary for a 21st century education,” Carina E. Sánchez, Executive Director of the Public Building Commission of Chicago said. “The new annex supports the Mayor’s vision of providing high quality public education for every child, in every neighborhood, to ensure that they all have access to an education that will aid in their success – whether it is in their academic, professional, or civic life.” ★



PBC is Committed to Community Hiring

Beyond the physical projects the PBC develops, we also have city resident and community area hiring requirements for our construction projects. This means 50% of the total construction hours worked on a project must be worked by City of Chicago residents. In addition, at the outset of a project, the PBC defines a community area (usually the neighborhood and immediate surrounding areas), and residents of that community must make up at least 7.5% of the total construction hours worked on a project.

To that end, the PBC is proud to assist our general contractors in hosting community hiring events. These events are an essential part of our work, and they help our contractors fulfill their hiring requirements. We have had great attendance at our recent events. ★

Past Community Hiring Events:

Read Dunning School

South Side High School

Williams Park Fieldhouse

Chicago Park District Group A Projects

Chicago Park District Group B Projects

Whitney Young Branch Library Addition & Renovation

Upcoming Hiring Events:



PUBLIC BUILDING COMMISSION
COMMUNITY HIRING EVENT

Apply to work on the construction of Columbia Explorers Academy's new modular building

Friday
June 1, 2018
12:30 PM – 4:30 PM

AND

Wednesday
June 6, 2018
11:00 AM – 2:00 PM

in THE MEETING ROOM of
LITTLE VILLAGE BRANCH LIBRARY
2311 SOUTH KEDZIE AVENUE

Questions? Contact the PBC at
(312) 744-3090 or pbc@pbcchicago.com



April 6, Kennedy King College:
South Side High School



February 27, Chatham Business Association:
Whitney Young Branch Library Addition & Renovation



April 13, Charles A. Hayes Family Investment Center:
Williams Park Fieldhouse



April 25, Columbus Park Fieldhouse:
Chicago Park District Group A Projects



May 2, Dunning Branch Library:
Read Dunning School



May 4, Robichaux Park Fieldhouse:
Chicago Park District Group B Projects



May 11, UJAMAA Construction:
South Side High School



May 11, UJAMAA Construction:
South Side High School

CONTRACTOR SPOTLIGHT: Minority-Owned Firms Behind the Design & Construction of New South Side High School



The development of a new state-of-the-art South Side High School is underway. UJAMAA/Power II Joint Venture, the minority-lead team completing the design and construction of the project, was appointed at the PBC's October 2017 Board of Commissioners meeting. The team demonstrated the requisite experience and deep commitment to the overarching goals of the new school.

"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. Sánchez, 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."

Since its appointment, UJAMAA/Power II Joint Venture has assembled a dynamic project team. The PBC has been working with the team and is pleased to feature them in this issue.

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

Founded in 2002 by owner Jimmy Akintonde, **UJAMAA Construction** has consistently built its portfolio with successful projects and satisfied clients. UJAMAA has decades of combined general construction experience from premier construction companies in the Midwest. In 2016, UJAMAA completed over \$42M in local construction projects.

Power Construction Company is a 91-year-old firm operating in Northern Illinois. Power Construction provides pre-construction planning, general contracting, construction management and design-build services for both large and small projects.

Moody Nolan Architects designs over \$750M of building construction each year. As the largest African American owned and managed firm in the country, Moody Nolan maintains a strong commitment to diversity in staff.

Brook Architecture, Inc. provides design, master planning, consulting, and project management services to private owners, government agencies, developers, and non-profit organizations. Founded in 1995 by licensed architect RaMona Westbrook, Brook Architecture is a certified Minority and Women-Owned Business Enterprise.

Founded in 1992, **ERS Enterprises** is the largest African-American urban economic development consulting firm in the Chicagoland area. During the past 24 years, the firm has advised and managed approximately \$5B economic development projects.

Griggs Mitchell Alma Construction is a Minority-Owned Business Enterprise that provides single-source contracting services. While they frequently serve as a licensed general contractor, construction manager and cost engineer, GMA Construction, above all else, are builders.

McKissack & McKissack is a national architectural, engineering, program and construction management firm with 27 years of experience working with clients to design and deliver building and infrastructure projects that enrich people's lives and empower communities.

A Minority-Owned Business Enterprise, **David Mason + Associates** designs and assesses highways and bridges, buildings, sewers, tunnels, and electric and gas networks used by millions of Americans every day.

Level-1 Global Solutions, a Minority-Owned Business Enterprise, designs, implements and manages technology infrastructure systems for a variety of organizations including federal, state and local governments; educational institutions and healthcare centers. Level-1 combines information security, operations and facilities management to support mission-critical systems in the public and private sectors.

Terra Engineering is a Woman-Owned Business Enterprise and a full-service engineering firm. TERRA's experienced engineering professionals are well versed in code requirements for site development, transportation and utility construction to successfully work with architects, other engineers, developers, and local and state governments. ★

Facing page: the UJAMAA/Power Joint Venture Team. Below (l to r): Interested firms attend an information session about South Side High School contracting opportunities; 6th Ward Alderman Roderick Sawyer speaks to the crowd at the information session.



“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

Breaking Ground at Colu

New modular classrooms provide students

Representing the limitless heights to which students can climb, blue and gold balloons rose from a sea of khakis and polo shirts as the PBC and Mayor Rahm Emanuel joined Columbia Explorers Academy students to break ground on the school's new modular classroom building.

"Schools like Columbia Explorers are taking it day by day and class by class to provide a great learning environment for kids from Pre-K through 8th grade so they are prepared for high school," Mayor Emanuel said. "This modular will provide students and teachers with extra space and facilities necessary to obtain a 21st century education."

Columbia Explorers is a neighborhood elementary school. This project is designed to relieve overcrowding and includes six new classrooms with restrooms and storage spaces. The state-of-the-art modular facility will be fully ADA accessible. Site improvements include a new playlot, exterior finishes and landscaping.

"This modular will create the extra space necessary for students to learn, grow and thrive," said Carina E. Sánchez, Executive Director of the Public Building Commission of Chicago. "This investment will provide engaging learning opportunities for generations to come."

The modular building will be constructed by the PBC and is expected to be complete by August 2018. The General Contractor, O.C.A. Construction, is a certified WBE firm. ★



mbia Explorers Academy

& teachers with much-needed extra space



New Prussing Annex Welcomed by Parents & Community Residents

Joined by students, teachers and community residents, Mayor Rahm Emanuel broke ground for the vertical construction of the Prussing Elementary School's new annex, turf play area and building renovations.

"Since our inception, the PBC has enhanced education, safety and recreation in neighborhoods across Chicago by building and renovating hundreds of municipal facilities," Carina E. Sánchez, Executive Director of the Public Building Commission of Chicago, said. "We are excited for the opportunity to build the new annex for this school that will enrich the educational spaces for students in the Jefferson Park community."

The improvements on the school located at 4650 North Menard Avenue are being done to address overcrowding issues and to modernize the 100-year-old building. The project consists of renovations to the legacy building, the demolition of modular buildings, the installation of a new turf play field and the construction of a new annex (*see rendering below*) which will include standard classrooms, as well as science and computer labs, art and music rooms, and a lunchroom and kitchen with serving area.

"The improvements to the Prussing campus will reflect the PBC's commitment to constructing to the highest standards of environmental and economic sustainability," Sánchez said. "We look forward to delivering a well-designed, quality building to the community." ★





Latest Award Demonstrates PBC's Commitment to Green Buildings



Leadership in Energy & Environmental Design's (LEED) certification rating system was developed by the U.S. Green Building Council (USGBC) and is the foremost program for buildings, homes and communities that are designed, constructed, maintained and operated for improved environmental and human health performance.

Chicago is a national leader in LEED buildings, with more than 115 public buildings earning this certification, 83 of which were developed by the PBC.

Chicago Public Library's award-winning Chinatown Branch Library recently achieved LEED Platinum certification for implementing practical and measurable strategies and solutions aimed at achieving high performance in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

"Chinatown's LEED Platinum certification is yet another example of the city's commitment to building a 21st century economy and fostering opportunities to make sustainability part of the Chicago experience," Mayor Emanuel said of the achievement. "Chicago is a global clean energy leader and will continue to make strides in establishing new norms by powering our public buildings with clean energy."

Chinatown Branch Library was designed to serve as a focal

point for the neighborhood—a point of interest to tourists as well as a community center for neighbors. The facility was built to replace the busiest branch of the Chicago Public Library and to meet or exceed Library, City and PBC sustainability goals. Feng Shui principles helped guide the design team to many of these ends.

Throughout the design process, a number of mechanical systems, equipment and strategies were evaluated to balance the team's intent to maximize sustainability and energy efficiency.

This project is a prime example of effective planning and cost-effective design. The building systems balance all needs and uses in what is ultimately a cost-effective manner, allowing more capital for finishes and program spaces. Examples of cost-effective design strategies include polypropylene hydronic piping and radiant mats, reduced ductwork for ventilation only, and ECM pumps.

"The work of innovative building projects like Chinatown Branch Library is a driving force in transforming the way buildings are built, design and operated," PBC Executive Director Carina E. Sánchez said. "Buildings that achieve LEED certification are lowering carbon emissions, creating a healthier environment and reducing operating costs while prioritizing sustainable practices. The number of green buildings is increasing, which improves the quality of life for generations to come." ★

Chicago has
over 115
LEED-certified
public buildings,
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the PBC.



PBC Out & About

(Clockwise from top left)

March 22: PBC hosted a table at MWRD's Construction Contractors Vendor Outreach fair. Pictured: Karl Robinson, PBC Compliance Specialist (*left*) and Jesse Rodriguez, Manager of Compliance (*right*) with PBC Commissioner & MWRD President Mariyana Spyropoulos.

April 16: PBC hosted a table at MWRD's Vendor Outreach Fair for Professional Service Consultants. Pictured: PBC Manager of Compliance Kim Smith (*right*) with Quentella Enty of the Chicago Urban League.

May 17: PBC Executive Director Carina E. Sánchez (*center right*) and PBC staff members after Carina spoke to the Federation of Women Contractors during their May meeting.



PUBLIC BUILDING COMMISSION OF CHICAGO

Mayor Rahm Emanuel, Chairman
Carina E. Sánchez, Executive Director

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