

SECTION III – PROJECT DESCRIPTION

PROJECT NAME: Lakeview Health Center
PROJECT ADDRESS: 2849 – 61 N. Clark St., Chicago, IL
PROJECT NUMBER: 04031
PROJECT WARD: 44
ALDERMAN: Thomas M. Tunney
ARCHITECT OF RECORD: HOH Group, Inc.
PROJECT REGION: 1 (Howard St. to Fullerton Ave.)
GROUP NUMBER: 2 (total 4 facilities within Group 2)
INVEST SOUTH/WEST CORRIDOR: No
INVEST SOUTH/WEST COMMUNITY AREA: No

PROJECT DESCRIPTION:

The Project scope consists of renovating the Lakeview Health Center Building located at 2849 – 61 N. Clark Street within the Lakeview community Neighborhood for the City of Chicago's Department of Assets, Information & Services (AIS). The building is approximately 17,087 square feet and includes 2 levels above grade, with a sub-basement. The building is constructed of masonry and has a lower arched roof and an upper-level roof which is flat. The building is currently in use as a medical service facility with additional non-medical tenants' occupying the first and second floors. The Project intent is to address pre-existing conditions including life safety systems, roofing and exterior issues, and accessibility upgrades. The Project scope anticipates life safety and accessibility upgrades, bathroom upgrades, stair and handrail replacement, exterior masonry restoration, interior doors and hardware replacement, new roofing system, plumbing fixture replacement, new BAS system and controls package, and new fire alarm system.

PROPOSED PROJECT SCHEDULE:

The proposed design and construction schedule as well as any other proposed dates for this procurement are subject to change.

Present CM Entity Award Recommendation to Board for Approval: 2nd Quarter 2022
Substantial Completion: 4th Quarter 2022

The CM is responsible for providing assistance on all design, engineering, permitting tasks, confirming construction costs, Project Schedule and delivery, along with procuring Subcontractors to execute all required construction work.

ANTICIPATED COST OF CONSTRUCTION:

\$800,000 - \$1,000,000

The budget includes but is not limited to: Pre-construction and Construction.

PROJECT CONSIDERATIONS:

Permitting: Self-Certification
Occupants: Building will be in use during construction
Environmental: ACM and LBP Abatement anticipated
Project Phasing, as required

ATTACHMENTS:

RP_HOH_JAB_Lakeview_PreliminaryAssessmentReport_20211022
CE_RLB_CH_Lakeview_ConstructionCostEstimate_20220121
DWG_HOH_JBA_Lakeview_Draft60PctFullCDSetBaseSOW_20220126
RP_HOH_JAB_Lakeview_RoofInspectionReportL18636_20211020
RP_HOH_JAB_Lakeview_MEPFPTEExistingConditionsReport_20211025