

PUBLIC BUILDING COMMISSION OF CHICAGO

# RFP for Design-Build Services for the City Colleges of Chicago (“CCC”)

## School of Nursing Expansion at Kennedy-King College

Pre-Submission Conference

October 28, 2024

PS3092

**Mayor Brandon Johnson**

Chairman

**Ray Giderof**

Executive Director



# Welcome

# Housekeeping

## While we wait...

Please ensure you **REGISTER** your name and company name with reception

Please **MUTE** your cellphones

If you must exit the room during the conference, please **EXIT** and **RE-ENTER QUIETLY**

Please **WAIT** for **Q&A** to ask questions

- Q&A sessions will be conducted at intervals during the presentation

# AGENDA

**01** Welcome, Introductions, Objectives and General Overview

**02** Procurement Details & Instructions

**03** RFP Highlights & Evaluation Criteria

**04** Compliance Highlights

**05** Design Overview

**06** Construction Overview

**07** Q&A

**Ray Giderof**

Executive Director

***01 Welcome,  
Introductions,  
Objectives,  
General Overview***



**PUBLIC BUILDING  
COMMISSION** of Chicago

# One-Phase

# Design-Build Process

## Role of the Selected Design-Builder (“DB”):

- Provide design, engineering, permitting, and pre-construction services, design-assist, coordination, scheduling, and development of a complete budget;
- Provide estimating and budgeting of the probable construction costs for the project and at each design milestone;
- Provide integrated approach for overall design and construction services;
- Advise regarding initial cash flow projections for any and all critical work;
- Review design documents for constructability, including recommendations for schedule and cost efficiencies;
- Develop permitting strategy to obtain all necessary permits and approvals for the Project;
- Trade Contractor Procurement and Management;
- Construction Management; and
- Develop strategies for occupancy and licensing approvals;
- Close-Out.

# ***One-Phase Design-Build Process***

## **Value Add**

**Student Engagement and Hiring  
Stakeholder and Community Engagement  
Community Hiring  
Collaboration  
Design Assist and Coordination  
Higher Education Planning + Design  
Permitting and Occupancy Approvals  
Constructability Reviews  
Market Conditions Analysis  
Cost Estimating  
Innovation + Design Excellence  
MBE/WBE Trade Contractor Opportunities  
Partnerships + Joint Ventures  
MEP Coordination  
Scheduling  
Controls + Budgeting + Cash Flow Projections  
Project Closeout**

# Student Engagement and Hiring

- **Mission:** Promote growth, empower, train, and support student employment, as required, throughout the Project duration.
- **Goal:** Provide employment opportunities for students currently enrolled in the City Colleges of Chicago to participate on the Project, including but not limited to sponsorship into Local Union(s), along with Design, Pre-Construction, Project Management, Scheduling, Estimating, Controls, Procurement, Risk Management, and Compliance services.
- **Requirements:** The Design Builder shall employ a minimum of two (2) students currently enrolled in the City Colleges of Chicago within sixty (60) Calendar Days of issuance of the Notice to Proceed, through Substantial Completion.
- **Sponsorship Into Local Union(s):** If the Design Builder is signatory with Local Union(s), it shall be responsible for sponsorship. If the Design Builder isn't signatory with any Local Union(s), one of its designated Trade Contractors that is signatory with Local Union(s) shall be responsible for sponsorship. The Design Builder shall be required to provide onsite apprenticeship training and coordinate any off offsite training with the applicable Local Union(s).
- **Student Involvement:** The Design Builder shall ensure the students are actively involved in the Project, within sixty (60) Days of issuance of the Notice to Proceed through Substantial Completion.
- **Student Selection:** Upon Contract Award/issuance of the Notice of Award a meeting will be scheduled with the Design Builder and City Colleges of Chicago to coordinate and identify students available for employment opportunities. The Design Builder shall select students and schedule interviews/meetings with the Students within thirty (30) days of issuance of the Notice of Award. The Design Builder shall advise in writing one (1) week in advance regarding the interview/meeting locations/platforms for the Commission's review and approval.
- **DB Responsibilities:** The Design Builder shall properly monitor student progress and performance. The Design Builder shall meet with the students every thirty (30) Days, or as necessary, for written evaluation, support, and feedback purposes. The Design Builder shall prepare a Student Evaluation Form, for review and approval by the Commission. The Design Builder shall immediately advise the Commission regarding any concerns. The Design Builder may not replace any students without the Commission's written approval. If student replacement is approved, the Design Builder shall ensure replacement within fourteen (14) Days.
- **Required Documentation:** the Design Builder shall submit its Student Engagement and Hiring Plan ("Plan") with the response to the RFP. The Plan shall outline the Design Builder's strategy for student success.



**Patricia Montenegro**

Deputy Director of Procurement

**02 *Procurement  
Details &  
Instructions***

# *One-Phase Design-Build Process*

**Requirements are established by the Public Building Commission  
("PBC") Act (50 ILCS 20/3 – 50 ILCS 20/20)**

# Procurement Details

## Procurement Schedule

<b>Issued RFP</b>	<b>Thursday, October 10, 2024</b>
<b>Pre-Submission Conference &amp; Site Visit</b>	<b>Monday, October 28, 2024</b>
<b>Questions Deadline</b>	<b>Friday, November 1, 2024 by 4:00PM CDT</b>
<b>Submission Due Date/Time</b>	<b>Tuesday, November 12, 2024 at 11:00AM CDT</b>
<b>Review, Shortlist and Interview</b>	<b>November 13, 2024 to December 4, 2024</b>
<b>Recommendation to PBC Board</b>	<b>December 10, 2024</b>

# Procurement Details

## Document Availability

### Current Opportunities Page

<https://pbcchicago.com/opportunities/schoolofnursingexpansionatkkc/>

### RFP Document

[RFP Document for Design-Build Services for the City Colleges of Chicago \(“CCC”\) School of Nursing Expansion at Kennedy-King College - PS3092](#)

### Exhibits

**NOTE: Some files are large and will require more time to download.**

Exhibit A. [Sample Form of Design-Build Agreement](#)

Exhibit B. [Insurance Requirements](#)

Exhibit C. [Project Community Area Map](#)

Exhibit D. [Legacy Files – For Information ONLY](#)

# Procurement Details

## Document Availability

### Current Opportunities Page (continued)

<https://pbcchicago.com/opportunities/schoolofnursingexpansionatkkc/>

#### Pre-Submission Conference Materials

- Power Point Presentation
- Sign-in sheets

#### Site Visit Materials

- Sign-in sheets

#### Addenda

## PUBLIC BUILDING COMMISSION OF CHICAGO'S ASSIST AGENCIES

Assist Agencies are comprised of Chamber of Commerce and Not-for-Profit agencies that represent the interests of small, minority- and/or women-owned businesses. If your agency would like to be added to the PBC's Assist Agencies list, please send an email to [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org).

**African American Contractors Association**  
PO Box #19670  
Chicago, IL 60619  
Omar Shareef  
312-915-5960  
[aaanatlassoc@gmail.com](mailto:aaanatlassoc@gmail.com)  
[www.aaanatl.org](http://www.aaanatl.org)

**Black Contractors United**  
155 North Michigan Avenue  
Suite 300  
Chicago, IL 60601  
Shynetta Dockery  
773-617-5672  
[bcu@blackcontractorsunited.com](mailto:bcu@blackcontractorsunited.com)  
[blackcontractorsunited.com](http://blackcontractorsunited.com)

**CANDO Corporation**  
1633 S Michigan Ave  
Chicago, IL 60615  
LaVerne Hall  
(312) 488-9338  
[LHall@candocorp.net](mailto:LHall@candocorp.net)

**Chatham Business Association: Small Business Development, Inc.**  
800 E 78th St  
Chicago, IL 60619  
Melinda Kelly  
(773) 994-5006  
[melindakelly@cbaworks.org](mailto:melindakelly@cbaworks.org)  
[cbaworks.org](http://cbaworks.org)

**Chicago Cook Workforce Partnership**  
69 W Washington Street  
Suite 2860  
Chicago, IL 60602  
Marissa Lewis  
[mlewis@chicookworks.org](mailto:mlewis@chicookworks.org)  
(312) 603-0200  
[chicookworks.org](http://chicookworks.org)

**Chicago Minority Supplier Development Council**  
216 W Jackson Boulevard  
Suite 600 Chicago, IL 60606  
Debra Jennings-Johnson  
(312) 755-8880  
[info@ChicagoMSDC.org](mailto:info@ChicagoMSDC.org)  
[chicagomisd.org](http://chicagomisd.org)

**Chicago Urban League**  
4510 S Michigan Ave, 3rd Floor  
Chicago, IL 60653  
Kelly Evans  
(773) 451-3547  
[kevans@chiul.org](mailto:kevans@chiul.org)  
[chiul.org](http://chiul.org)

**Chicago Women in Trades**  
2444 W 16th St  
Chicago, IL 60608  
Jayne Vellinga  
(312) 942-1444  
[jvellinga@cwit2.org](mailto:jvellinga@cwit2.org)  
[chicagowomenintrades2.org](http://chicagowomenintrades2.org)

**ConstructConnect**  
3825 Edwards Road, #800  
Cincinnati, OH 45209  
Amanda Beyer  
(513) 458-5837, Extension 5108336  
[amanda.beyer@constructconnect.com](mailto:amanda.beyer@constructconnect.com)  
[ConstructConnect.com](http://ConstructConnect.com)

**Construction Business Development Center at Prairie State College**  
202 S Halsted St  
Chicago Heights, IL 60411  
Cathy Svetanoff  
(708) 709-3568  
[csvetanoff@prairiestate.edu](mailto:csvetanoff@prairiestate.edu)  
[prairiestate.edu](http://prairiestate.edu)

**Federation of Women Contractors**  
4210 W Irving Park Rd  
Chicago, IL 60641  
Jaemie Neely  
(312) 360-1122  
[info@fwcchicago.com](mailto:info@fwcchicago.com)  
[fwcchicago.com](http://fwcchicago.com)

**HIRE360 Chicago**  
2301 S Lake Shore Drive  
Lakeside Center, Chicago, IL 60616  
Deborah Whitaker  
(312) 575-2500  
[dwhitaker@hire360chicago.com](mailto:dwhitaker@hire360chicago.com)  
[bids@hire360chicago.com](mailto:bids@hire360chicago.com)

**Hispanic American Construction Industry Association**  
650 W Lake St, #415  
Chicago, IL 60661  
Ivette Trevino  
(312) 575-0389  
[itrevino@haciaworks.org](mailto:itrevino@haciaworks.org)  
[haciaworks.org](http://haciaworks.org)

**Illinois Black Chamber of Commerce**  
411 Hamilton Blvd, #1404  
Peoria, IL 61602  
Larry Ivory & Kenyatta Fisher  
(309) 740-4430  
[larryivory@illinoisblackchamber.org](mailto:larryivory@illinoisblackchamber.org)  
[kfisher@ibcc.org](mailto:kfisher@ibcc.org)  
[illinoisblackchamber.org](http://illinoisblackchamber.org)

**Rainbow/PUSH Coalition**  
930 E 50th St  
Chicago, IL 60615  
John Mitchell  
(773) 256-2766  
[jmitchell@rainbowpush.org](mailto:jmitchell@rainbowpush.org)  
[rainbowpush.org](http://rainbowpush.org)

**South Shore Chamber, Inc.**  
1750 E 71st St  
Chicago, IL 60649  
Tonya Trice  
(773) 955-9508  
[ttrice@southshorechamberinc.org](mailto:ttrice@southshorechamberinc.org)  
[southshorechamberinc.org](http://southshorechamberinc.org)

**Women's Business Development Center**  
8 S Michigan Ave, #400  
Chicago, IL 60603  
Donna Beasley  
(312) 853-3477  
[dbeasley@wdbc.org](mailto:dbeasley@wdbc.org)  
[wdbc.org](http://wdbc.org)



**U.S. Minority Contractors Association**  
1250 Grove Ave, #200  
Barrington, IL 60010  
Larry Bullock  
(847) 852-5010  
[larry.bullock@usminoritycontractors.org](mailto:larry.bullock@usminoritycontractors.org)  
[usminoritycontractors.org](http://usminoritycontractors.org)

**Women Construction Owners & Executives**  
308 Circle Ave  
Forest Park, IL 60130  
Mary Kay Monaghan  
(708) 366-1250  
[mkm@mkmservices.com](mailto:mkm@mkmservices.com)  
[wcoesa.org](http://wcoesa.org)

Last Updated: 4/16/2024 4:22 PM

# Assist Agencies

[https://pbcchicago.com/wp-content/uploads/2024/09/DIR\\_PBC\\_PXM\\_AssistAgencyList\\_20240416.pdf](https://pbcchicago.com/wp-content/uploads/2024/09/DIR_PBC_PXM_AssistAgencyList_20240416.pdf)

# Procurement Details

## Requests for Information

- Patricia Montenegro, Contract Officer by email:  
[patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org)

# Procurement Details

## RFP Submission Requirements

### Electronic Submission

- **One** complete copy of the RFP document
- Original Signatures (**blue ink**) or Digital Signature
- Tabbed and in the order prescribed in the Submission Requirements
- PDF documents should be searchable PDF form and not a scanned copy
- Document must be labeled as follows:  
'SU\_YourFirms'Name\_DBServicesforCCCNursingKennedy-King\_RFPresponse\_YYYYMMDD'
- Emailed to:  
[PBC-procurement@cityofchicago.org](mailto:PBC-procurement@cityofchicago.org) **AND** [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org)
- Copies of the Exhibits are not required as part of the submission



# Procurement Details

## RFP Submission Requirements

### Financial Statements

- 3 years of financial statements
- Marked as CONFIDENTIAL
- Emailed as a separate, secure file

NOTE: Sealed in separate envelope, if mailing hard copy

**Patricia Montenegro**

Deputy Director of Procurement

**03**

***RFP***

***Highlights &  
Evaluation  
Criteria***

# Forms

- Form B – Joint Venture Affidavit
- Form C – Disclosure Affidavit
- Form D – Disclosure of Retained Parties
- Form E – Affidavit of Non-Collusion



# Joint Ventures

- Schedule B
- Joint Venture Agreement
- Certification Letter, if MBE/WBE



# Form F – Safety Questionnaire

**SAFETY:** Respondents should be able to demonstrate the quality of their overall safety program as evidenced by their history of citations, OSHA incident rate and Experience Modification Rate (EMR).

SAFETY INFORMATION	
Does your organization have a safety program?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Month and year first implemented or last updated:	
<b>Program compliance and implementation strategy:</b>	
<b>Please indicate whether onsite safety meetings are held and how frequently.</b>	
<b>PLEASE PROVIDE A COPY OF THE TABLE OF CONTENTS FROM YOUR FIRM'S SAFETY/LOSS CONTROL MANUAL</b>	
Have any citations been issued to your organization during the period of the last three years for workplace safety law violation? <i>If yes, please provide detailed information for each occurrence regarding:</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
1. The nature of the violation for which your organization was cited.	
2. Summary of your position on the matter	
3. Official resolution of violation	
<b>Please provide your organization's OSHA reportable incident rate in the box:</b> <i>(If this is greater than 3.0, please attach your OSHA Form 300A Summaries for the last three years and a written explanation to the qualification questionnaire. Please explain below or attach Narrative Statement, if necessary.)</i>	
<b>Please provide a copy of your organization's National Council on Compensation Insurance ("NCCI") current Experience Modification Rate ("EMR").</b> If EMR rate this is greater than 3.0, please attach your OSHA Form 300A Summaries for the last three years and a written explanation to the qualification questionnaire. Please explain below or attach Narrative Statement, if necessary.)	

# Form F – Safety Questionnaire

PLEASE PROVIDE NCCI RATING FOR THE PAST FOUR YEARS			
Year	NCCI Rating	Year	NCCI Rating

PLEASE PROVIDE COVID-19 PROTOCOLS

FIRM NAME

**I. LEGAL ACTIONS**

If the answer to any of the questions below is **YES**, you must provide a type-written, brief description, and/or explanation on a separate sheet following this page. Each question must be answered.

Question	Yes	No
Has the firm or venture been issued a notice of default on any contract awarded to it in the last 3 years?	<input type="checkbox"/>	<input type="checkbox"/>
Does the firm or venture have any legally filed judgments, claims (liquidated damages, or other), arbitration proceedings or suits pending or outstanding against the firm or venture or its officers?	<input type="checkbox"/>	<input type="checkbox"/>
If the answer to the preceding question is "Yes", provide the requisite explanation on a separate sheet and include the date(s) of filing with the corresponding dollar amount of claims (or judgments and the contract value of the contract).		
Within the past 3 years has the firm or venture been a party to any lawsuits or arbitration proceedings with regard to any contracts?	<input type="checkbox"/>	<input type="checkbox"/>
Within the last 3 years, has any officer or principal of the firm or venture ever been an officer or principal of another organization that failed to complete any contract as a result of termination, litigation, arbitration or similar matter?	<input type="checkbox"/>	<input type="checkbox"/>
Has any key person with the firm or venture or its predecessor ever been convicted of or charged with any state or federal crime (excluding traffic violations), including but not limited to, embezzlement, theft, forgery, bribery, falsification or destruction of records, receipt of stolen property, criminal anti-trust violations, bid-rigging or bid-rotating?	<input type="checkbox"/>	<input type="checkbox"/>
Has the firm or venture ever been temporarily or permanently debarred from contract award by any federal, state, or local agency?	<input type="checkbox"/>	<input type="checkbox"/>
Within the last 3 years, has the firm or venture been investigated or assessed penalties for any statutory or administrative violations (including but not limited to MBE, WBE, EEOC violations)?	<input type="checkbox"/>	<input type="checkbox"/>
Has the firm or venture ever failed to complete any work awarded to it?	<input type="checkbox"/>	<input type="checkbox"/>

# Form G

## Legal Actions

# Form H – References

## FORM H – REFERENCES

**Instructions:** Firms must provide at least three (3) references for the projects presented as a part of the firm's demonstrated experience and capacity. Please indicate the name of the company for which each reference is tendered in the *Reference Firm Name* box. Firms may submit more than the minimum number of required references or submit Reference Letters in lieu of completing this form. However, if submitting Reference Letters, the minimum information requested below must be provided in the letter. Please mark with "X" in the 'See Attached Reference Letter' in the space provided. Current Employees of the Public Building Commission of Chicago are prohibited from being included as valid references.

**SUBMITTING FIRM NAME:**

### REFERENCES

**PROJECT NAME:**

<b>Reference Firm Name:</b>		<b>Phone:</b>	
<b>Reference Name:</b>		<b>Email Address:</b>	
<b>Reference Role on Project:</b>		<b>Mailing Address:</b>	
<b>Submitting Firm's Role on Project:</b>		<b>See Attached Reference Letter:</b>	



# Form I – Proposal Acknowledgement



## FORM I – PROPOSAL ACKNOWLEDGEMENT

2. **Addenda (if any)** – Please acknowledge your receipt of addendums by providing the Date of Addendum in corresponding Addendum No. column.

Addendum No.	Date of Addendum	Addendum No.	Date of Addendum
1		6	
2		7	
3		8	
4		9	
5		10	

## FORM I – PROPOSAL ACKNOWLEDGEMENT

### A. ACKNOWLEDGEMENT

The Contractor hereby acknowledges receipt of Request for Proposal for Design-Build Services for CCC School of Nursing Expansion at Kennedy-King College – Contract No. PS3092 including, but not limited to the following:

1. **Proposal, Forms, and Exhibits** – Please acknowledge by adding your initials to the proposal, forms, and exhibit lines.

**a. Proposal**

Request for Proposal for Design-Build Services for the CCC School of Nursing Expansion at Kennedy-King College – PS3092 \_\_\_\_\_

**b. Forms**

Form A. MBE/WBE, EEO, CRO, and CH Participation \_\_\_\_\_

Form B. Joint Venture Affidavit \_\_\_\_\_

Form C. Disclosure Affidavit \_\_\_\_\_

Form D. Disclosure of Retained Parties \_\_\_\_\_

Form E. Affidavit of Non-Collusion \_\_\_\_\_

Form F. Safety Information \_\_\_\_\_

Form G. Legal Actions \_\_\_\_\_

Form H. References \_\_\_\_\_

Form I. Proposal Acknowledgement \_\_\_\_\_

Form J. Proposal Execution Page \_\_\_\_\_

**c. Exhibits**

Exhibit A. Sample Form of Design-Build Agreement \_\_\_\_\_

Exhibit B. Insurance Requirements \_\_\_\_\_

Exhibit C. Project Community Area Map \_\_\_\_\_

Exhibit D. [Legacy Files](#) (confirm download and review) \_\_\_\_\_

# Form J – Proposal Execution Page

## FORM J – PROPOSAL EXECUTION PAGE

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### A. PROPOSAL EXECUTION PAGE

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in the day and year first above written.

**DESIGN BUILDER:**

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed President or Authorized Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
President or Authorized Designee (if JV Partner)

\_\_\_\_\_  
Date

# Checklist

## SECTION VI – SUBMISSION CHECKLIST

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### A. SUBMISSION CHECKLIST

- Preceding Tab 1 - Cover Letter, Table of Contents and Executive Summary
- Tab 1 – Technical Qualifications
- Tab 2 – Past Performance
- Tab 3 – Key Personnel and Key Consultants
- Tab 4 – Utilization Goals
- Tab 5 – Cost and Financials (Financial Statements to be submitted separately)
- Tab 6 – References
- Tab 7 – Interview
- Tab 8 – Responsiveness
- Tab 9 – Other Criteria
- Tab 10 – Payment and Performance Bond
- Tab 11 – Insurance Certificate
- Tab 12 – Safety and Quality Control Plan
- Tab 13 – Project Scheduling
- Tab 14 – Joint Venture Participation
- Tab 15 – Proposal Acceptance

# Evaluation Criteria...

DESIGN-BUILD WEIGHTED SCORING CRITERIA TABLE		
Evaluation Criteria		Possible Points
<b>1- TECHNICAL QUALIFICATIONS</b>		
1	**Quality of Design Concepts	6
2	**Compliance with the Project Objectives	1
3	**Overall compliance and responsiveness to the Design Parameters	1
4	**Quality and durability of products and materials and materials used	1
5	**Overall constructability and quality of proposed project	2
6	**Quality of Proposer's Project Approach and Methodology and Commitment to Schedule in accordance with the time of completion requirements of the Scope and Performance Criteria	10
7	**Innovation demonstrated in meeting the Scope and Performance Criteria	2
<b>2- PAST PERFORMANCE</b>		
8	**Successful experience on projects of similar size	2
9	** Successful experience on projects of similar type	6
10	**Past performance with timeliness and completion of projects. Past performance in Design-Build Project delivery	6
<b>3- KEY PERSONNEL AND CONSULTANTS</b>		
11	**Quality of experience of Proposer's Key Staff Members	6
12	**Proposer's commitment to assign Key Staff Members for the duration of the project and Quality of Proposer's consultants	2
<b>4- UTILIZATION GOALS</b>		
13	** Ability and past performance in meeting or exhausting good faith efforts to meet the utilization goals for minority and women business enterprises established by the Commission and in complying with Section 2-105 of the Illinois Human Rights Act	5
14	Demonstrated past performance and/or capacity to meet MBE, WBE, EEO, City Residency, and Community Hiring participation goals	10
<b>5- COST AND FINANCIALS</b>		
15	**Guaranteed Maximum Project Cost Proposal	15
16	**Proposer's Financial Capability	2
<b>6- REFERENCES</b>		
17	**Quality and Content of references provided on representative projects.	2
<b>7- INTERVIEW</b>		
18	Interview	20
<b>8- RESPONSIVENESS TO THE RFP</b>		
19	**Completeness and comprehensiveness of Proposer's response to the RFP	1
<b>Total Points</b>		<b>100</b>

\*\*Evaluation Criteria required by Public Building Commission Act (50 ILCS 20/3 – 50 ILCS 20/20)

# Next steps...

Submission

Review

Interview Shortlisted Firms

PBC Board Appointment

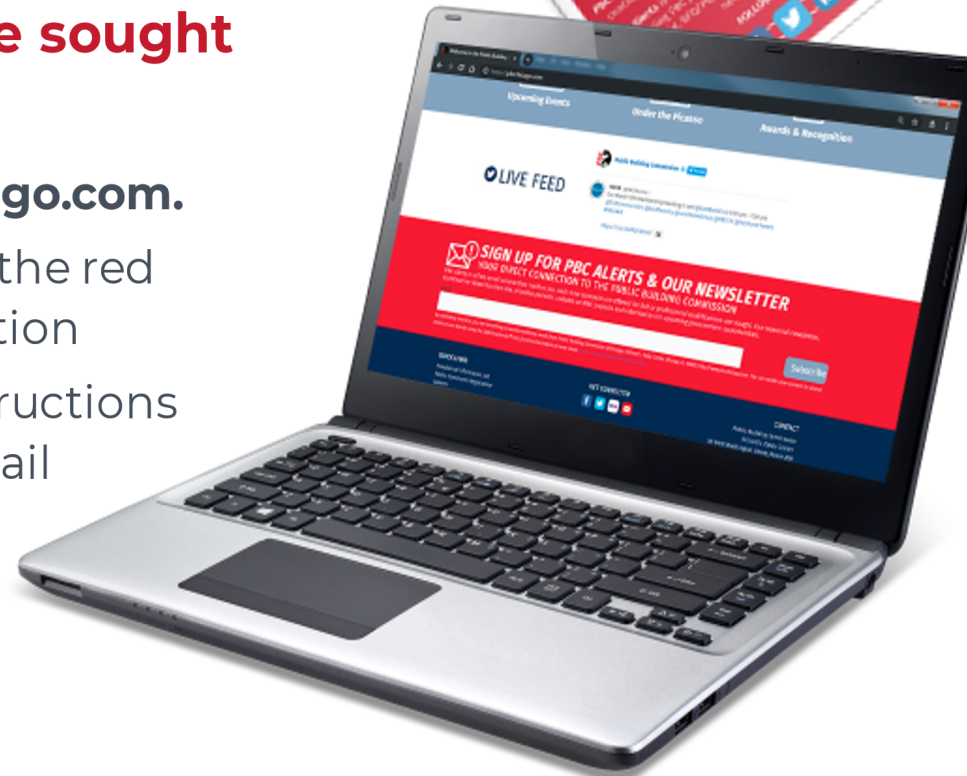
# PBC Alerts

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# Site Visit

**October 28, 2024**  
**(Immediately following this**  
**Pre-Submission Conference)**



**Patrice Doyle**

Director of Compliance

**04**

***Compliance  
Highlights***



# Compliance – Goals & Certification

**MBE:**

**30%**

**WBE:**

**6%**

- PBC ensures that only certified and experienced firms perform the required services.
- MBE or WBE firms must be certified with the **City of Chicago and/or Cook County** to receive credit as an MBE/WBE firm by the PBC.

**SUBMITTING FIRM NAME:**

# Form A – Page 1

## MBE/WBE, EEO, CRO, AND COMMUNITY HIRING PARTICIPATION

**Instructions:**

Please identify and report compliance history for last three (3) projects completed over the last three (3) years for which work is/was performed by your firm (government experience preferred but not required). The experience of any member of the Respondent's team will be deemed responsive to this requirement (lead partners experience preferred.) Additionally, please complete the "Demonstrate Commitment" section below.

**DEMONSTRATE COMMITMENT**

The PBC may host outreach sessions, networking events, and community hiring intakes where the Respondent is expected to fully participate.

MBE/WBE

Respondent must demonstrate commitment by affirming and acknowledging the PBC's MBE/WBE goals. If Respondent is not able to commit to the MBE/WBE goal stated in the RFP, please submit a narrative requesting relief and explaining why Respondent believes that the goals cannot be achieved.

EEO, CRO, and CH

Respondent must demonstrate commitment by affirming and acknowledging the PBC's commitment to employ minority and women journeyworkers, apprentices, and laborers along with local/community residents on goals for each Project. If Respondent is not able to commit to EEO, CRO, and CH stated in the RFP, please submit a narrative requesting relief and explaining why Respondent believes that the goals cannot be achieved.

**DEMONSTRATE COMMITMENT**

# Form A – Pages 2-4

## MBE/WBE, EEO, CRO, AND COMMUNITY HIRING PARTICIPATION

PROJECT ONE	
Client Name:	
Client Contact:	
Client Contact Telephone:	
Project Name:	
Project Total:	
Year Completed:	

### MBE/WBE PARTICIPATION

Respondent must provide evidence of past experience achieving commitments to utilize minority and women owned business enterprises. Please fill in the boxes below.

MBE Goal	WBE Goal	Actual MBE	Actual WBE
%	%	%	%

### EEO, CRO, and CH PARTICIPATION

Respondent must provide evidence of past experience achieving commitments to utilize minority and women journeymen, apprentices, and laborers. Additionally, Respondent must provide history of meeting city of Chicago (CRO) requirements and community hiring (CH) requirements. Please fill in the boxes below.

Minority Workforce					
Minority Journeyworker Goal	Minority Journeyworker Actual	Minority Apprentice Goal	Minority Apprentice Actual	Minority Laborer Goal	Minority Laborer Actual
%	%	%	%	%	%

Female Workforce					
Female Journeyworker Goal	Female Journeyworker Actual	Female Apprentice Goal	Female Apprentice Actual	Female Laborer Goal	Female Laborer Actual
%	%	%	%	%	%

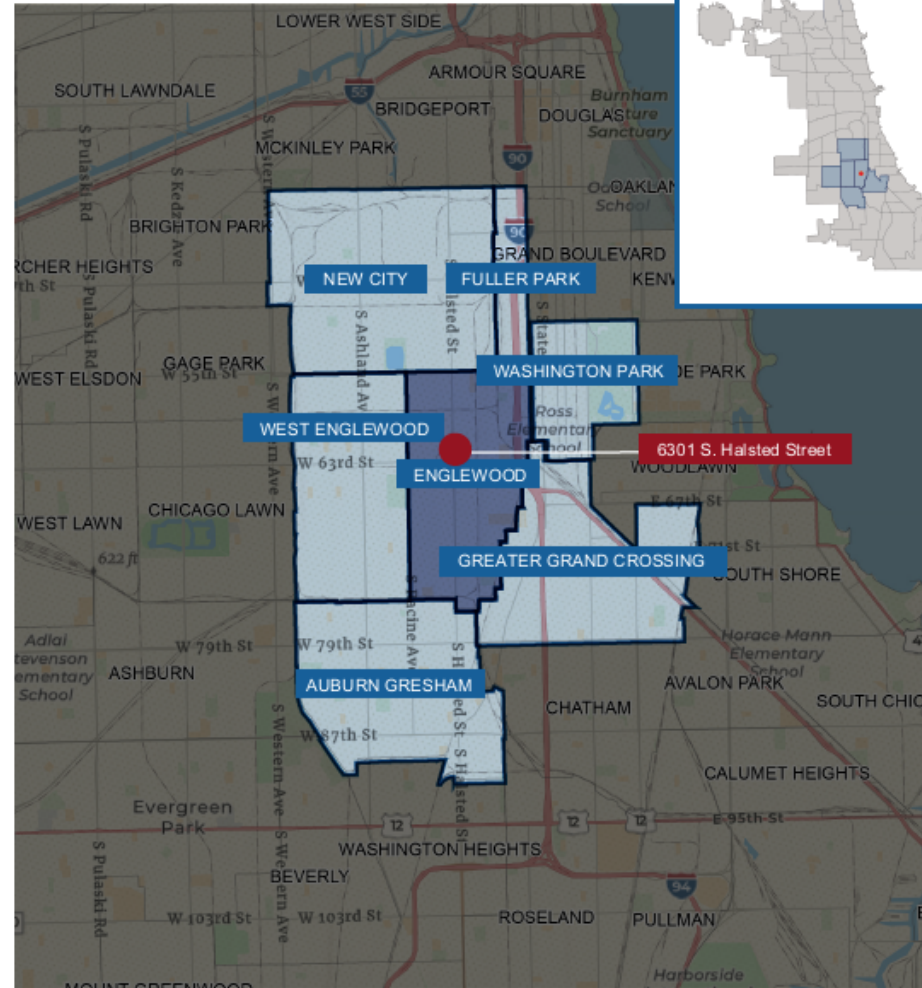
City of Chicago and Community Hiring Workforce			
City of Chicago Goal	City of Chicago Actual	Community Hiring Goal	Community Hiring Actual
%	%	%	%

# Compliance – City Residency & Community Hiring

- ☑ **City Residency Requirement:** at least **50%** of the total construction hours worked on project must be worked by City of Chicago residents (*RFP: page 6 of 39*)
- ☑ **Community Hiring Goal:** at least **7.5%** of the total construction hours worked on project must come from Community Area residents. PBC encourages the creation of career opportunities for residents of a project's surrounding community areas, both in the construction trades, as well as skilled and unskilled workers. (*see Community Area Map: Exhibit C*)
- ☑ **Community Intake Sessions:** PBC and Successful Respondent will be responsible for conducting intake sessions to locate viable candidates in the designated Community Area(s)



# Compliance Community Hiring Areas



## CCC School of Nursing Expansion at Kennedy-King College

- Project location
- Project Area
- Community Areas

# Compliance – EEO Requirements

Worker	% of Hours
Minority Journeyworker	<b>50%</b> or more of total Journeyworker hours
Minority Laborer	<b>60%</b> or more of total Laborer hours
Minority Apprentice	<b>50%</b> or more of total Apprentice hours
Female Journeyworker	<b>2%</b> or more of total Journeyworker hours
Female Laborer	<b>2%</b> or more of total Laborer hours
Female Apprentice	<b>1%</b> or more of total Apprentice hours



# Compliance – Reporting

## Software

- ✓ LCP Tracker
- ✓ B2G Now

## Prevailing Wages

- ✓ City of Chicago Executive Order 2014-1

# 05 Kerl Lajeune

Director of Planning and Design

## *Planning Overview*



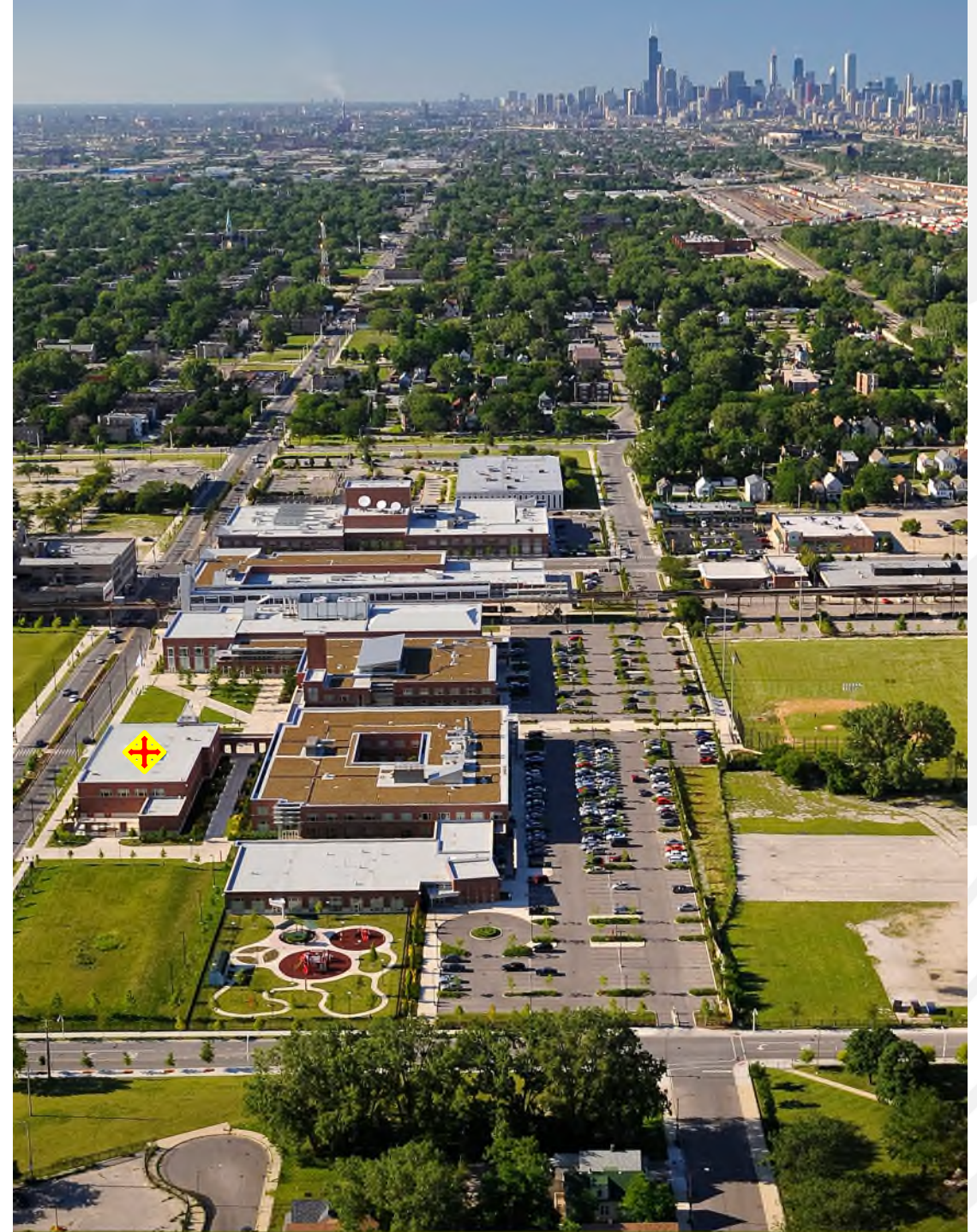
# Project Overview

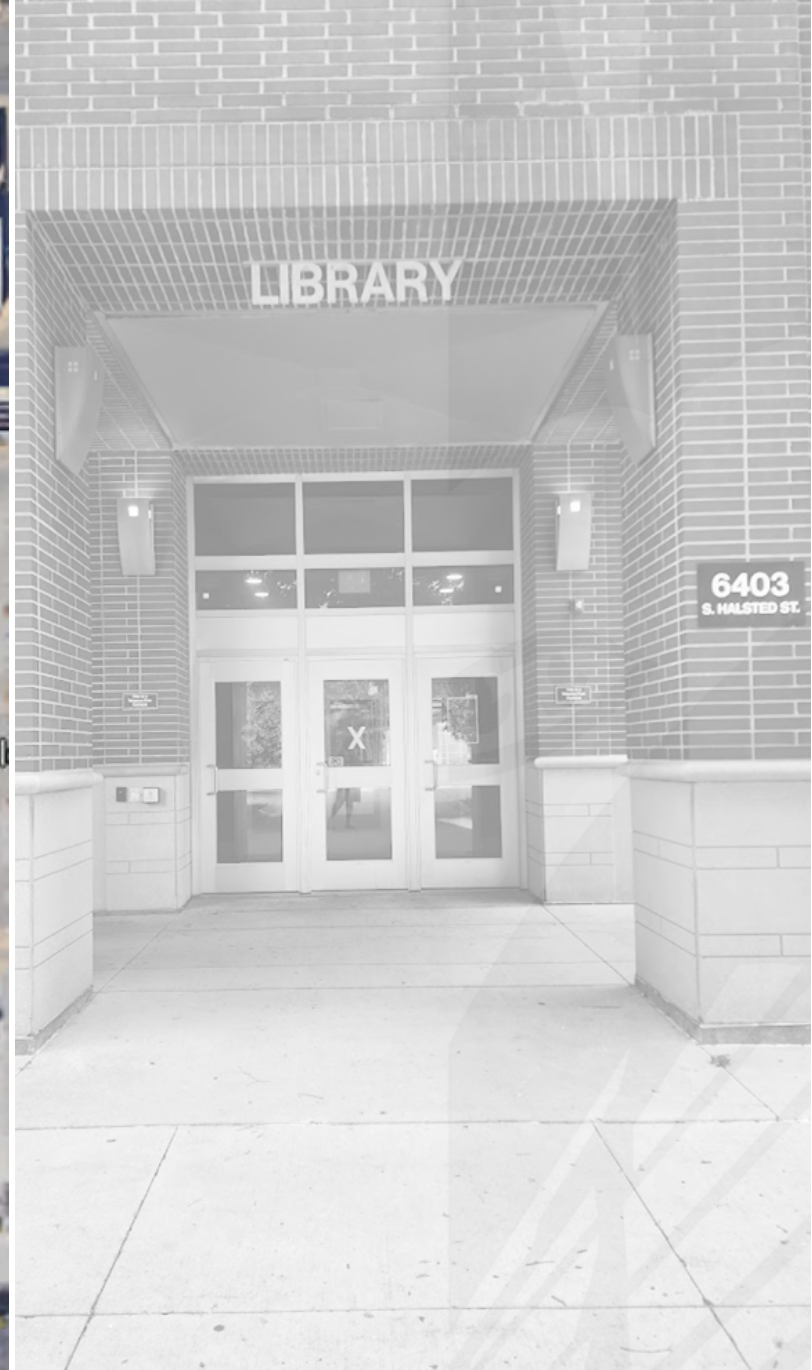
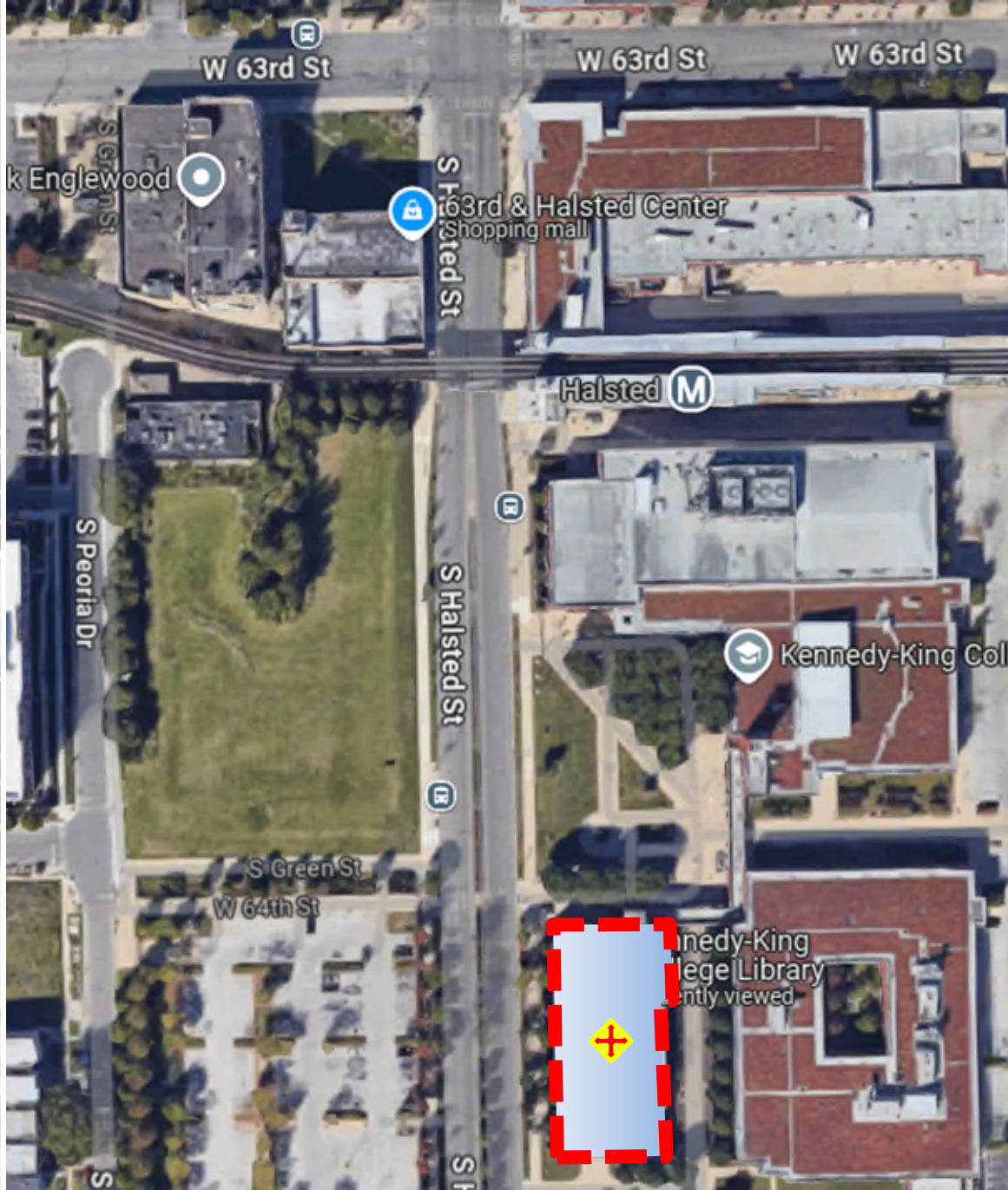
## School of Nursing Expansion & Library

- City Colleges of Chicago plans to increase its capacity to meet the rapidly changing healthcare landscape. The School of Nursing expansion project at Kennedy King College will bring health-care-related educational opportunities and jobs to area residents in the Englewood Neighborhood.
- In accordance with the requirements of Accreditation Commission for Education in Nursing (ACEN) and Higher Learning Commission (HLC), students may pursue a full nursing pathway program for an Associates Degree in nursing, License in Practical Nursing, or Basic Nursing Assistant's Certificate.
- City Colleges of Chicago aims to create state-of-the-art simulated nursing laboratories, accompanying student learning and experiential spaces. An assessment of the building infrastructure and reconfiguration of existing library space will be included as part of an enabling component of the project. The scope will include, but is not limited to mechanical, electrical, plumbing, furniture, finishes, and equipment to accommodate the Nursing and Library.



# Project Location





# PROJECT DETAILS

<b>PROJECT NAME:</b>	<b>CCC School of Nursing Expansion at Kennedy King College (KKC)</b>
<b>USER AGENCY:</b>	City Colleges of Chicago (CCC)
<b>PROJECT ADDRESS:</b>	6301 S. Halsted Street, Chicago IL 60621
<b>PROJECT NUMBER:</b>	03730
<b>PROJECT WARD/ALD:</b>	Ward-16 – Alderwoman Stephanie Coleman
<b>DESIGN ARCHITECT:</b>	N/A
<b>ARCHITECT OF RECORD:</b>	Per Design-Build Team
<b>PROCUREMENT:</b>	Per Project Development [Design-Build (DB)]
<b>CXA COMMISSIONING:</b>	N/A

## PROJECT DESCRIPTION:

The Public Building Commission of Chicago (PBC) along with its partners at The City Colleges of Chicago (CCC), and the Aldermanic Offices of the 16<sup>th</sup> Ward, are embarking on delivering a renovation to the portions of the existing Library Facility at Kennedy King College, to create nursing laboratories, classrooms, and accompanying student learning and experimenting spaces. The development proposal aims to stimulate local economic growth, advance healthcare delivery for the South Side of Chicago, to create career pathways that will address strategic employment needs to support community goals.

City Colleges of Chicago plans to increase its capacity to meet the rapidly changing healthcare landscape. The School of Nursing expansion project at Kennedy King College will bring health-care-related educational opportunities and jobs to area residents in the Englewood Neighborhood. In accordance with the requirements of Accreditation Commission for Education in Nursing (ACEN) and Higher Learning Commission (HLC), students may pursue a full nursing pathway program for an associate's degree in nursing, License in Practical Nursing, or Basic Nursing Assistant's Certificate.

City Colleges of Chicago seek architectural design expertise to create state-of-the-art simulated nursing laboratories, accompanying student learning and experiential spaces. An assessment of the building infrastructure and reconfiguration of existing library space will be included as part of an enabling component of the project. The scope will include, but is not limited to mechanical, electrical, plumbing, furniture, finishes, and equipment to accommodate the Nursing and Library. This expansion will return a full nursing pathway to Kennedy-King College.

The campus building, dedicated in July 2007, encompasses primarily the library, will utilize the second-floor area of approximately +/- 15,500 sq. ft. of area for the new nursing expansion scope. The project design aims to create state-of-the-art simulated nursing laboratories, classrooms and accompanying student learning and experiential spaces, such as task training, augmented reality, and virtual reality. Further opportunities will be in creating a shared space or share classrooms on either 1<sup>st</sup> or 2<sup>nd</sup> floor. Since this program will be adjacent to the library, an assessment of the library will be included.



## CERTIFICATIONS AND EXPERTISE:

In accordance with the requirements of Accreditation Commission for Education in Nursing (ACEN), Higher Learning Commission (HLC), Illinois Department of Public Health (IDPH – CNA), Illinois Department of Professional Regulation and students (IDPFR – LPN & RN), may pursue a full nursing pathway program for an associate's degree in nursing, License in Practical Nursing, or Basic Nursing Assistant's Certificate.

- ACEN: <https://www.acenursing.org>
- HLC: <https://www.hlcommission.org/>
- IDPH (Certified Nurse Aides - CNA): <https://hcwrpub.dph.illinois.gov/>
- IDPFR (Licensed Practical Nurse - LPN & Registered Nurse - RN): <https://idfpr.illinois.gov/profs/nursing.html>

The unique nursing programming will require expertise with Higher Education project experience with similar spaces for student learning (in-person or virtual), simulated laboratories, and experiential spaces. Project goals should be intensely focused on collaborating learning and research spaces that meet today's needs and adapt and evolve for the future. The partnership with the stakeholders will be to develop responsive and inspiring planning and design solutions that are fully integrated into the fabric of the facility and campus objectives.

## DESIGN-BUILDER: SCOPE AND PERFORMANCE CRITERIA:

1. **Proposed Project Schedule:** Upon notice of award, the Design Builder shall complete design, permitting, and construction activities in order to achieve the following Substantial Completion and milestone completion dates. The design builder shall coordinate their permitting process with the entitlement process with the Department of Planning and Development for reviews and approvals required by the project. Commencement of Work will be approved via an executed Notice to Proceed or NTP, (after PBC Board approval and receipt of Payment and Performance Bond and compliant Certificate of Insurance).
2. **Substantial Completion:** Substantial Completion of all scope included in this proposal, including all applicable site improvements must be achieved no later than **Quarter-4 2026**. A final project schedule will be developed as part of the Guaranteed Maximum Project Cost Proposal negotiations.
3. **Project Program:** Refer to Project Description above and provided attachment for the Project Program of the Nursing Expansion and Existing Library.
4. **Other Project Requirements:**
  - Code Compliance: Design Builder shall provide all notifications and obtain all required permits from jurisdictions having authority including but not limited to the following agencies:
    - City of Chicago Department of Buildings (Building Permits);
    - Chicago Fire Department (Existing and Occupancy);
    - Department of Water Management (Sewer Permit, Water Taps);
    - Utility Coordination (ComEd, People's Gas, DWM, etc.);
    - Certifications (Listed per above).
  - Sustainable Design Requirements: Sustainable building design and construction is a key prerequisite of the long-term operational plans of this building. It is important that the project optimize the potential of the building and/or site, optimize energy use, protect and conserve water, optimize building use space and material use, enhance indoor environmental quality (IEQ), as well as optimize operational and maintenance practices.

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## ANTICIPATED DESIGN BUILDER (DB) BUDGET:

1. Not to Exceed \$8,000,000

The budget includes, but is not limited to: Stakeholder Engagements, Design and Engineering, Permitting, Wayfinding, Regulatory and Entitlements, General Conditions, General Requirements, Bond and Insurance, Pre-Construction, Design Builder's Fee, Allowances, Contingencies, Design Builder's Fee, and Cost of Construction.

## ANTICIPATED PROJECT SUMMARY SCHEDULE: *SUBJECT TO CHANGE*

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

• Stakeholder Project Transfer	April 2024	Completed	
• Pre-Planning Due Diligence	May 2024	Completed	
• Stakeholder Kick-Off	May/June 2024	Completed	
1. Design-Build (DB) Procurement:	Sept '24 – Dec '24	Q3/Q4 2024	
2. PBC Board Approval of DB	Dec '24	Q4 2024	
3. Stakeholder Engagement:	Dec '24 – Feb '25	Q3 2024 – Q1 2025	
4. Design + Engineering + Permitting:	Dec '24 – May '25	Q4 2024 – Q2 2025	(5-mo Duration)
5. Construction:	June '25 – Dec '26	Q3 2025 – Q4 2026	(18-mo Duration)
6. Opening:	Q1 2027		

## STUDENT ENGAGEMENT AND HIRING:

Provide employment opportunities for students currently enrolled in the City Colleges of Chicago to participate [on](#) the Project, including but not limited to sponsorship into Local Union(s), along with Pre-Construction, Project Management, Scheduling, Estimating, Procurement, Risk Management, and Compliance services. Promote growth, empower, train, and support student employment, as required, throughout the duration of the Project.

## PROJECT CONSIDERATIONS:

- Certifications and Expertise
- Higher Education Learning Spaces
- Library and Nursing designs
- Permitting: Standard Plan Review
- Project Phasing required
- Occupants: Building will be in use during construction
- Environmental: None Anticipated per 2005 build

# Program

## KKC SCHOOL OF NURSING EXPANSION/RENOVATION

Updated 9/16/25

*\*Text in red indicates potential shared functions. \*Shared space shall not inhibit functions of Nursing Program*

### PROGRAM SUMMARY

ROOM DESCRIPTION	Approx SF
Lobby/Vestibule	300
Turret/Copola (Existing)	134
Circulation/Corridor (Approx. 33%)	3609
Vertical Circulation + Area of Refuge (Existing)	1027
Mock Nurses Station with Reception Window; 4 or 5 Workstations	350
Private Office 1; Adjoining Mock Nurses station, or close proximity	120
<i>Classroom; 30 Students + 1 Teacher Podium</i>	<i>1200</i>
<i>Classroom; 16 Students + 1 Teacher Podium</i>	<i>900</i>
Exam Room #1; Outpatient	110
Exam Room #2; Outpatient	110
Simulated Hospital Suite 1A; Standard Layout	270
Simulated Hospital Suite Adjoining Restroom; 1A/1B	110
Simulated Hospital Suite 1B; Obstetrics/Maternal	270
Simulated Hospital Suite 2A; Pediatrics	270
Simulated Hospital Suite Adjoining Restroom; 2A/2B	110
Simulated Hospital Suite 2B; Med/Surg; (Basic)	275
Simulated Hospital Suite Adjoining Restroom; 2A/2B	110
Simulated Hospital Suite 3A; Med/Surg (Advanced)	275
Suite Observation Room 1; Adjoining Suites 1A/1B	210
Suite Observation Room 2; Adjoining Suites 2A/2B	210
Suite Observation Room 3 for Suite 3A	160
Task Training Rm; 3-5 Hospital Beds+Flexible Training Tables/Augmented Reality Equip.(Studio Labs)	1300
<i>Debriefing Room #1/Conference Room 1; 8 students + 2 leads</i>	<i>260</i>
<i>Debriefing Room #1/Conference Room 1; 8 students + 2 leads</i>	<i>260</i>
Hospital Suite Support Function Room 1	220
Hospital Suite Support Function Room 2	220
Storage Room 1	300
Storage Room 2	300
Storage Closet 1	100
Storage Closet 2	100
Equipment Staging (Carts, Linen Bins, Gurney, Wheelchairs, Mannequins, etc)	300
Student Lockers; accessed via. corridor; Full-height	150
<i>Study Area/ Collaborative Space (16 seats)</i>	<i>960</i>

## KKC SCHOOL OF NURSING EXPANSION/RENOVATION

Updated 9/16/25

*\*Text in red indicates potential shared functions. \*Shared space shall not inhibit functions of Nursing Program*

### PROGRAM SUMMARY

ROOM DESCRIPTION	Approx SF
Restrooms (If needed per code); Students	800
Restroom; Designated for Faculty/Staff (Existing)	49
Electrical Room (Existing)	72
Janitorial Room (Existing)	34
Electrical Closet (Existing)	36
Additional Building Services As-needed; IT/AV Support/Chases/Etc.	200
<b>SUBTOTAL</b>	<b>15,791</b>
<i>*Copius technology inputs for high fidelity mannequins and equipment shall be integrated into the program listed above. (Including but not limited to; Virtual/Augmented Reality, Wearable Simulation-OB/Chest Tube/VSS, etc.)</i>	
<b>MISCELLANEOUS; Future Expansion, Additional Program, Isolated Functions</b>	
Ambulance Simulator	
Surgical Scrub Sinks	
<b>OCCUPANCY SUMMARY</b>	
Nursing Program; Anticipated Full Time Faculty	4
Nursing Program; Possible Part Time Faculty	6
Nursing Program; Part Time Additional Staff	2
Nursing Program; Anticipated Program Enrollment at 1st Quarter, 2027	50



## KKC LIBRARY ENABLING - PROGRAM SUMMARIES

Updated 9/16/25

*\*Text in red indicates potential shared functions with Nursing Program*

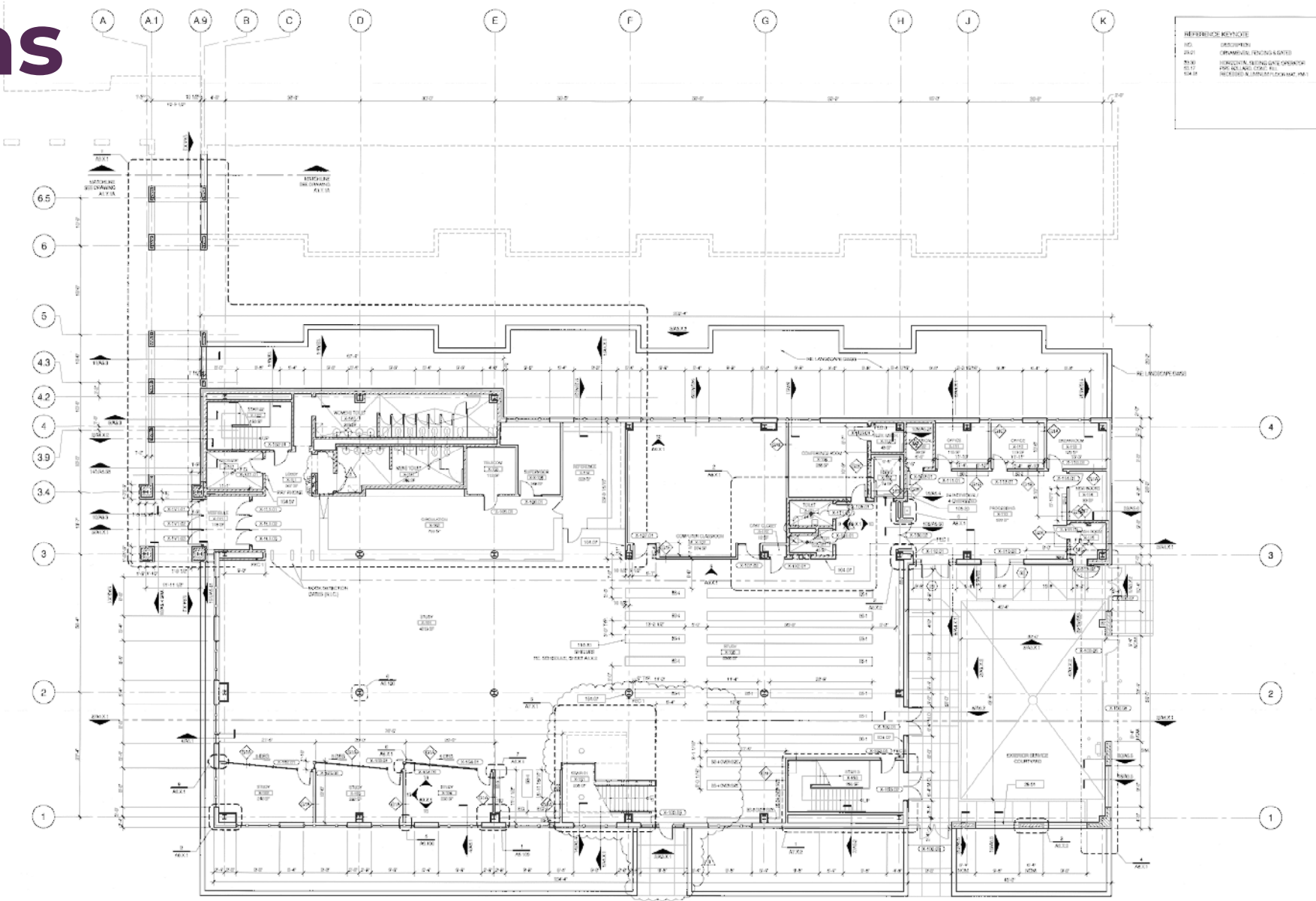
### PROGRAM SUMMARY

ROOM DESCRIPTION	SF	SF (Reservable)	DESCRIPTION	TOTAL
Lobby/Entry	425		Public Entry	425
Security Check-in Desk	120		Counter Separation	120
Vertical Circulation; Stairs/Elevator (Existing)	569		Open Area	569
Circulation (33%)			Open Area	2520
Reference Desk; minimum (4) stations; Cart Nooks	750		Counter Separation	750
Workroom/Reference Storage/Processing/Storage/Cart Nooks (Approx 3,500 books on reserve)	1800		Back of House	1800
Private Office 1A	150		Back of House	150
Private Office 2A	150		Back of House	150
<i>Employee touch-down enclaves; 1A</i>		85	<i>Sound Isolation</i>	85
<i>Employee touch-down enclaves; 2A</i>		85	<i>Sound Isolation</i>	85
<i>Employee touch-down enclaves; 3A</i>		85	<i>Sound Isolation</i>	85
<i>Reading Room &amp; Study Stations; Enclosed for Sound Isolation</i>	900		<i>Sound Isolation</i>	900
Resource Stations (48); Open Area; (2) ADA; (2) Dedicated Program	2880		Open Area	2880
<i>Medium Collaboration Area; (3) Small Group, (4-6 seats each)</i>	480		<i>Open Area</i>	480
<i>Small Collaboration; 1-on-1 stations; (4) stations, (2) seats each</i>	240		<i>Open Area</i>	240
<i>Medium Conference Room; 8 seats min.</i>		300	<i>Sound Isolation</i>	300
<i>Classroom; 16 seats + 1 podium; Power at each station</i>		974	<i>Sound Isolation</i>	974
Library Stacks; Integrated throughout (Approx. 15,000 books in open stacks)			Open Area	2600
Public Printer & Common Area Work Table for print assembly	300		Open Area	300
Gallery Walls/Exhibit Space	0		Open Area	0
Employee Breakroom	200		Back of House	200
Restrooms-Public (Existing)	645			645
Restrooms-Private (Existing)	54			54
Storage Room (Existing)	110			110
Trash Room (Existing)	64			64
Telecom (Existing)	112			112
Janitorial (Existing)	45			45
Elevator Mechanical Room (Existing)	48			48
Electrical Room (Existing)	59			59
<b>TOTAL</b>				<b>16,750</b>

LIBRARY OCCUPANCY SUMMARY	Headcount
Library; Full Time Librarians	2
Library; Full Time Security Guard	1
Library; Part-time Adjunct Librarians	2
Library; Part Time Library Staff	4

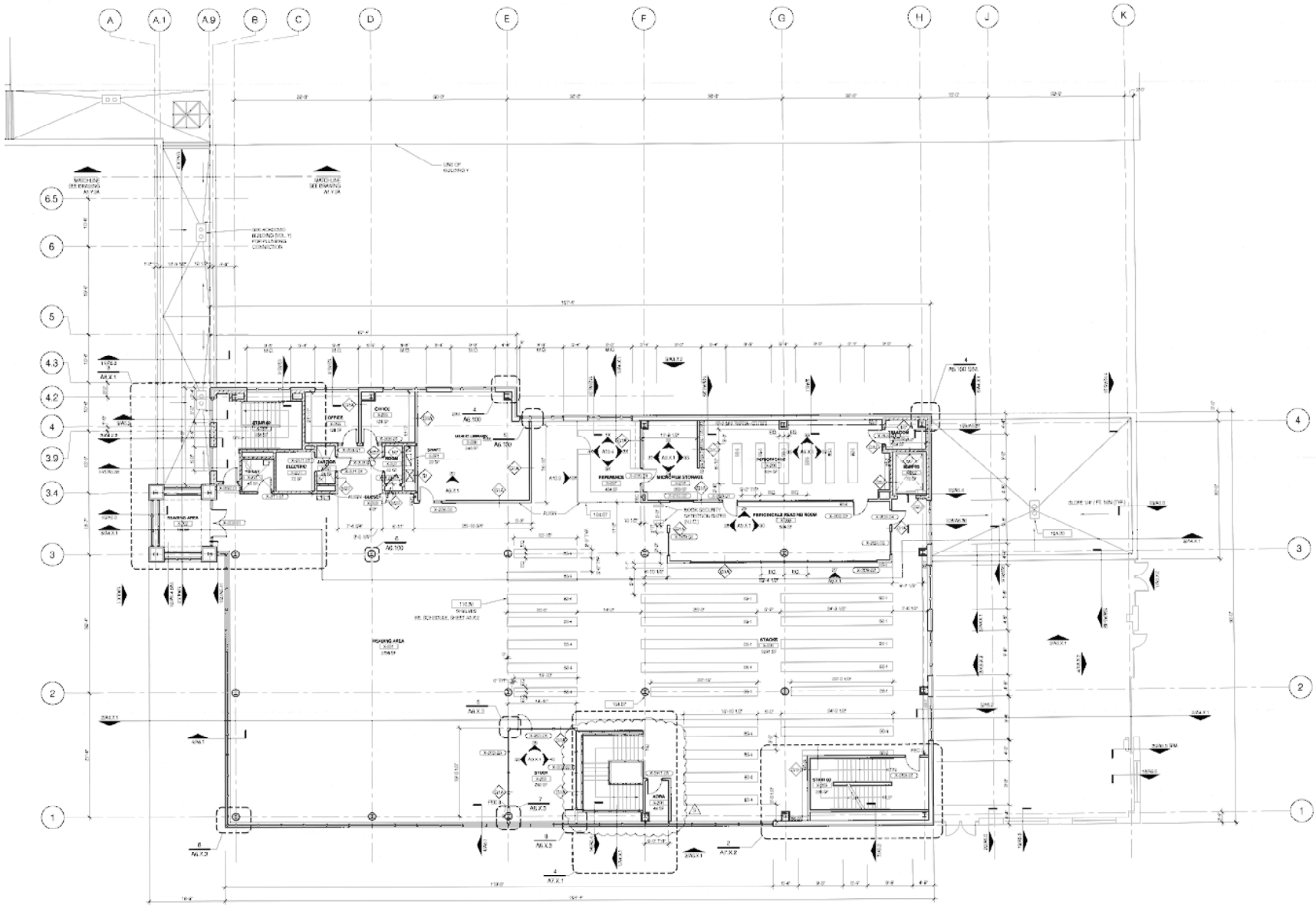


# Plans



REFERENCE KEY/NOTE	
RS	REVISION
25/21	OPENINGS, FLOORING & CEILING
25/20	INTERIOR, MEETING DATE CANCELED
25/17	PRELIMINARY CONCEPT PLAN
25/14	REVISIONS & LAYOUT FLOOR PLAN

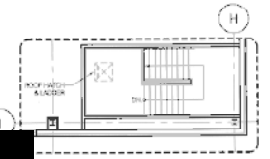
1 FIRST FLOOR PLAN  
DATE: 10/15/14



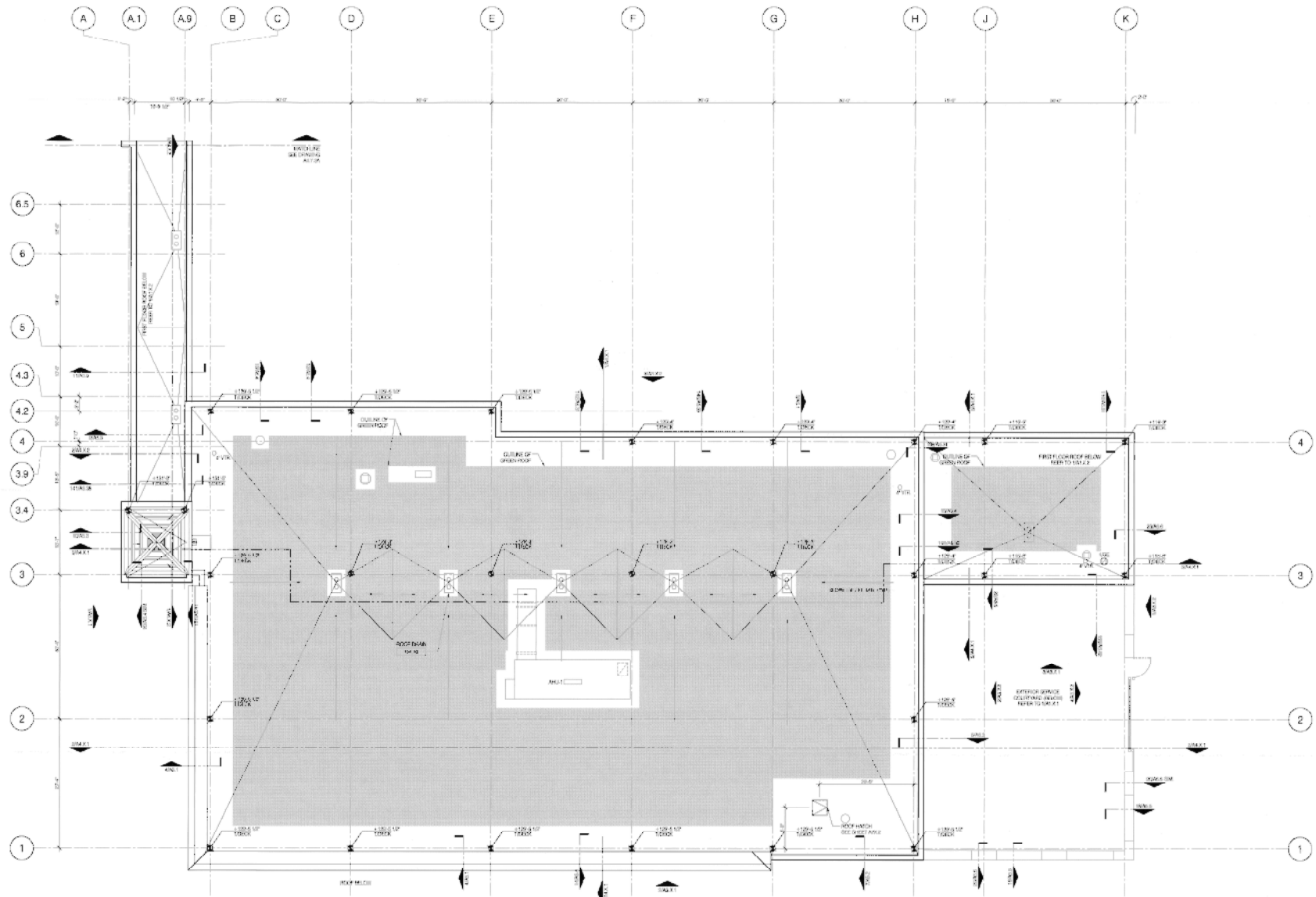
LIBRARY BOOK STACKS & EQUIPMENT SCHEDULE

STACK TYPE	SPINDLE HEIGHT	SHELVING DEPTH	SPACE	MARKING
MS1	4 DIMS / 40" HIGH	18"	20" WIDE	
MS2	7 DIMS / 40" HIGH	18"	20" WIDE	
MS3	7 DIMS / 40" HIGH	18"	20" WIDE	CORNER FILLER
MS4	9 DIMS / 40" HIGH	18"	20" WIDE	
MS5	9 DIMS / 40" HIGH	18"	20" WIDE	CORNER FILLER
MS6	9 DIMS / 40" HIGH	18"	20" WIDE	
MS7	9 DIMS / 40" HIGH	18"	20" WIDE	
MS8	9 DIMS / 40" HIGH	18"	20" WIDE	
MS9	9 DIMS / 40" HIGH	18"	20" WIDE	
MS10	9 DIMS / 40" HIGH	18"	20" WIDE	
MS11	9 DIMS / 40" HIGH	18"	20" WIDE	
MS12	9 DIMS / 40" HIGH	18"	20" WIDE	
MS13	9 DIMS / 40" HIGH	18"	20" WIDE	
MS14	9 DIMS / 40" HIGH	18"	20" WIDE	
MS15	9 DIMS / 40" HIGH	18"	20" WIDE	
MS16	9 DIMS / 40" HIGH	18"	20" WIDE	
MS17	9 DIMS / 40" HIGH	18"	20" WIDE	
MS18	9 DIMS / 40" HIGH	18"	20" WIDE	
MS19	9 DIMS / 40" HIGH	18"	20" WIDE	
MS20	9 DIMS / 40" HIGH	18"	20" WIDE	
MS21	9 DIMS / 40" HIGH	18"	20" WIDE	
MS22	9 DIMS / 40" HIGH	18"	20" WIDE	
MS23	9 DIMS / 40" HIGH	18"	20" WIDE	
MS24	9 DIMS / 40" HIGH	18"	20" WIDE	
MS25	9 DIMS / 40" HIGH	18"	20" WIDE	
MS26	9 DIMS / 40" HIGH	18"	20" WIDE	
MS27	9 DIMS / 40" HIGH	18"	20" WIDE	
MS28	9 DIMS / 40" HIGH	18"	20" WIDE	
MS29	9 DIMS / 40" HIGH	18"	20" WIDE	
MS30	9 DIMS / 40" HIGH	18"	20" WIDE	
MS31	9 DIMS / 40" HIGH	18"	20" WIDE	
MS32	9 DIMS / 40" HIGH	18"	20" WIDE	
MS33	9 DIMS / 40" HIGH	18"	20" WIDE	
MS34	9 DIMS / 40" HIGH	18"	20" WIDE	
MS35	9 DIMS / 40" HIGH	18"	20" WIDE	
MS36	9 DIMS / 40" HIGH	18"	20" WIDE	
MS37	9 DIMS / 40" HIGH	18"	20" WIDE	
MS38	9 DIMS / 40" HIGH	18"	20" WIDE	
MS39	9 DIMS / 40" HIGH	18"	20" WIDE	
MS40	9 DIMS / 40" HIGH	18"	20" WIDE	
MS41	9 DIMS / 40" HIGH	18"	20" WIDE	
MS42	9 DIMS / 40" HIGH	18"	20" WIDE	
MS43	9 DIMS / 40" HIGH	18"	20" WIDE	
MS44	9 DIMS / 40" HIGH	18"	20" WIDE	
MS45	9 DIMS / 40" HIGH	18"	20" WIDE	
MS46	9 DIMS / 40" HIGH	18"	20" WIDE	
MS47	9 DIMS / 40" HIGH	18"	20" WIDE	
MS48	9 DIMS / 40" HIGH	18"	20" WIDE	
MS49	9 DIMS / 40" HIGH	18"	20" WIDE	
MS50	9 DIMS / 40" HIGH	18"	20" WIDE	
MS51	9 DIMS / 40" HIGH	18"	20" WIDE	
MS52	9 DIMS / 40" HIGH	18"	20" WIDE	
MS53	9 DIMS / 40" HIGH	18"	20" WIDE	
MS54	9 DIMS / 40" HIGH	18"	20" WIDE	
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MS56	9 DIMS / 40" HIGH	18"	20" WIDE	
MS57	9 DIMS / 40" HIGH	18"	20" WIDE	
MS58	9 DIMS / 40" HIGH	18"	20" WIDE	
MS59	9 DIMS / 40" HIGH	18"	20" WIDE	
MS60	9 DIMS / 40" HIGH	18"	20" WIDE	
MS61	9 DIMS / 40" HIGH	18"	20" WIDE	
MS62	9 DIMS / 40" HIGH	18"	20" WIDE	
MS63	9 DIMS / 40" HIGH	18"	20" WIDE	
MS64	9 DIMS / 40" HIGH	18"	20" WIDE	
MS65	9 DIMS / 40" HIGH	18"	20" WIDE	
MS66	9 DIMS / 40" HIGH	18"	20" WIDE	
MS67	9 DIMS / 40" HIGH	18"	20" WIDE	
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MS72	9 DIMS / 40" HIGH	18"	20" WIDE	
MS73	9 DIMS / 40" HIGH	18"	20" WIDE	
MS74	9 DIMS / 40" HIGH	18"	20" WIDE	
MS75	9 DIMS / 40" HIGH	18"	20" WIDE	
MS76	9 DIMS / 40" HIGH	18"	20" WIDE	
MS77	9 DIMS / 40" HIGH	18"	20" WIDE	
MS78	9 DIMS / 40" HIGH	18"	20" WIDE	
MS79	9 DIMS / 40" HIGH	18"	20" WIDE	
MS80	9 DIMS / 40" HIGH	18"	20" WIDE	
MS81	9 DIMS / 40" HIGH	18"	20" WIDE	
MS82	9 DIMS / 40" HIGH	18"	20" WIDE	
MS83	9 DIMS / 40" HIGH	18"	20" WIDE	
MS84	9 DIMS / 40" HIGH	18"	20" WIDE	
MS85	9 DIMS / 40" HIGH	18"	20" WIDE	
MS86	9 DIMS / 40" HIGH	18"	20" WIDE	
MS87	9 DIMS / 40" HIGH	18"	20" WIDE	
MS88	9 DIMS / 40" HIGH	18"	20" WIDE	
MS89	9 DIMS / 40" HIGH	18"	20" WIDE	
MS90	9 DIMS / 40" HIGH	18"	20" WIDE	
MS91	9 DIMS / 40" HIGH	18"	20" WIDE	
MS92	9 DIMS / 40" HIGH	18"	20" WIDE	
MS93	9 DIMS / 40" HIGH	18"	20" WIDE	
MS94	9 DIMS / 40" HIGH	18"	20" WIDE	
MS95	9 DIMS / 40" HIGH	18"	20" WIDE	
MS96	9 DIMS / 40" HIGH	18"	20" WIDE	
MS97	9 DIMS / 40" HIGH	18"	20" WIDE	
MS98	9 DIMS / 40" HIGH	18"	20" WIDE	
MS99	9 DIMS / 40" HIGH	18"	20" WIDE	
MS100	9 DIMS / 40" HIGH	18"	20" WIDE	

1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 UPPER LANDING PLAN  
SCALE: 1/8" = 1'-0"



AREA OF GREEN ROOF =  
10,500 SF

1 ROOF PLAN  
SCALE: 1/8" = 1'-0"

**Randy Williams**

Deputy Director of Construction

**06 Construction  
Overview**

# Construction Considerations

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## Pre-Construction Services

- Estimating
- Budget & Schedule Development
- Permitting

## Execution Strategy

- Design
- Permitting
- Trade Contractor Procurement and Management
- Phasing and Logistics
- Safety
- QA/QC
- Construction Management
- Close-Out



# Design and Construction Budget

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Anticipated Design Building (DB) Budget:  
Not-to-Exceed \$8,000,000.

Includes, but not limited to:

- Stakeholder Engagements
- Design and Engineering
- Permitting
- Wayfinding
- Regulatory and Entitlements
- General Conditions
- General Requirements
- Bond and Insurance
- Pre-Construction
- Design-Builder's Fee
- Allowances
- Contingencies
- Cost of Construction



# Anticipated Schedule

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<b>Overall Schedule</b>	
<b>PBC to recommend Design-Build Entity for Award</b>	<b>Q4 2024</b>
<b>Substantial Completion</b>	<b>Q4 2026</b>



***Sole Point of Contact:***

**Patricia Montenegro**

[patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org)



07

# Q & A

