

PUBLIC BUILDING COMMISSION OF CHICAGO

# RFP for Design-Build Services for DFSS Bronzeville Regional Senior Center PS3102

## PRE-SUBMISSION CONFERENCE

October 14, 2025 at 10:30am

Mayor Brandon Johnson  
Chairman

Ray Giderof  
Executive Director

**BUILD**   
**BETTER**   
**TOGETHER**  
MAYOR BRANDON JOHNSON



# 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 & RFP Highlights

**03** Compliance Highlights

**04** Planning Overview

**05** Construction Overview

**06** Q&A

**Ray Giderof**

Executive Director

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

# *Two-Phase Design-Build Process*

Requirements are established by the Public Building Commission Act  
("PBC Act") {50 ILCS 20/et. seq.}

# *Design-Builder: Roles and Responsibilities*

- Design and design-assist, engineering, permitting, pre-construction services;
- Overall coordination, including proper scheduling;
- Estimating and budgeting;
- Integration of design and construction services;
- Cash flow analysis and projections;
- Constructability and peer reviews, including recommendations for schedule and cost efficiencies;
- Permitting strategies and approvals to support the overall Project schedule;
- Trade contractor procurement strategies and management;
- Construction management; and
- Occupancy inspection and approvals.

# ***Design-Builder: Value Add***

**Collaboration**

**Stakeholder and Community Engagement**

**Community Hiring**

**Student Hiring**

**Market Conditions Analysis**

**Innovation + Design Excellence**

**MBE/WBE Trade Contractor Opportunities**

**Partnerships + Joint Ventures**

**MEP Coordination**

**Utility Coordination**

**Scheduling + Logistics + Phasing**

**Project Closeout**

# *Student Engagement and Hiring*

**Mission:** Promote professional growth, empower participants, and provide training, mentorship, and employment support, as required, throughout the duration of the Project.

**Goal:** Provide employment and career development opportunities to individuals currently enrolled in, or recently graduated from, the City Colleges of Chicago Dawson Technical Institute, Chicago Public Schools' Chicago Builds Program and/or comparable workforce development and educational programs, as approved by the Commission.

**Opportunities** may include:

- **Sponsorship** into Local Union(s) and apprenticeship programs;
- **Participation** in Pre-Construction, Project Management, Scheduling, Estimating, Procurement, Risk Management, and Compliance services;
- **Engagement** in design, architecture, engineering, environmental, and sustainability-related initiatives;
- **Exposure** to technology-driven roles, including Building Information Modeling (BIM), data analytics, and project controls;
- **Involvement** in administrative, financial, and legal aspects of project delivery, including contract administration and reporting.

**Patricia Montenegro**

Deputy Director of Procurement

**02**     ***Procurement  
Details &  
RFP Highlights***

# Procurement Details

## Procurement Schedule

### Phase I

- Issued RFP Thursday, October 2, 2025
- Pre-Submission Conference & Site Visit Tuesday, October 14, 2025 at 10:30AM
- Questions Deadline Monday, October 20, 2025 by 4:00PM CT
- Submission Due Date/Time (Phase I) Tuesday, November 4, 2025 by 11:00AM CT
- Evaluation Review and Shortlist November 6, 2025 through November 18, 2025

### Phase II

- Issue RFP (to Shortlisted Firms) Thursday, November 20, 2025
- Submission Due Date (Phase II) (*tentative*) Monday, December 22, 2025
- Evaluation Review December 23, 2025 through December 30, 2025
- Interview Shortlisted Firms (*tentative*) January 6, 2026 through January 8, 2026
- Recommendation to PBC Board January 2026

# Procurement Details

## Document Availability

### Current Opportunities Page

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

### RFP Document

[RFP Document for Design-Build Services for DFSS Bronzeville Regional Senior Center – PS3102 – Issued October 2, 2025](#)

### 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. ComEd Energy Efficiency Construction Project Screening](#)

[Exhibit E. 100% Schematic Design Documents](#)

[Exhibit F. 100% Schematic Design Report](#)

[Exhibit G. DRAFT Geophysical Evaluation Report](#)

[Exhibit H. DRAFT Geotechnical Engineering Report](#)

[Exhibit I. INTERIM DRAFT Phase I Environmental Site Assessment Report](#)

[Exhibit J. Current ALTA/NSPS Land Title Survey](#)

# Procurement Details

## Document Availability

### Current Opportunities Page (continued)

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

#### Pre-Submission Conference Materials

- Power Point Presentation
- Sign-in sheets

#### Site Visit Materials

- Sign-in sheets

#### Addenda

None to-date

## 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@pbc-tyc.org](mailto:patricia.montenegro@pbc-tyc.org)

**African American Contractors Association**  
514 E. 95<sup>th</sup> Street  
Chicago, IL 60619  
Omar Shareef  
312-446-5984  
[aacanufasoc@gmail.com](mailto:aacanufasoc@gmail.com)  
[www.aacanaf.org](http://www.aacanaf.org)

**CANDO Corporation**  
1633 S Michigan Ave  
Chicago, IL 60615  
LaVerne Hall  
(312) 488-9138  
[LHall@candocorp.net](mailto:LHall@candocorp.net)

**Chatham Business Association: Small Business Development, Inc.**  
800 E 78th St OGB Building  
Chicago, IL 60619  
Melinda Kelly  
(773) 994-5005  
[melindakelly@cbaworks.org](mailto:melindakelly@cbaworks.org)  
[cbaworks.org](http://cbaworks.org)

**Chicago Cook Workforce Partnership**  
69 W Washington Street  
Suite 2850  
Chicago, IL 60602  
Claudia Cattouse  
[ccattouse@chicookworks.org](mailto:ccattouse@chicookworks.org)  
[chicookworks.org](http://chicookworks.org)

**Chicago Minority Supplier Development Council**  
140 S. Dearborn Street  
Suite 1665 Chicago, IL 60603  
Neda Sharp  
(312) 755-2554  
[nsharp@chicagomisc.org](mailto:nsharp@chicagomisc.org)  
[chicagomisc.org](http://chicagomisc.org)

**Chicago Urban League**  
4510 S Michigan Ave, 3rd Floor  
Chicago, IL 60653  
Kelly Evans  
(773) 258-8500  
[kevans@chul.org](mailto:kevans@chul.org)  
[chul.org](http://chul.org)

**Chicago Women in Trades**  
2444 W 18th St  
Chicago, IL 60608  
Jayne Velinga  
(312) 942-1444  
[jvelinga@cwit2.org](mailto:jvelinga@cwit2.org)  
[chicagowomenintradest2.org](http://chicagowomenintradest2.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 Svestanoff  
(708) 709-3568  
[csvetanoff@praiestate.edu](mailto:csvetanoff@praiestate.edu)  
[praiestate.edu](http://praiestate.edu)

**Federation of Women Contractors**  
8745 W. Higgins Road  
Suite 110  
Chicago, IL 60631  
Jaemie Neely  
(312) 360-1122  
[info@fwcchicago.com](mailto:info@fwcchicago.com)  
[fwcchicago.com](http://fwcchicago.com)

**HIRE360 Chicago**  
2540 S State Street  
Chicago, IL 60616  
Dorrah Whitaker  
(312) 575-2500  
[dwhitaker@hire360chicago.com](mailto:dwhitaker@hire360chicago.com)  
[Hire360Chicago.com](http://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)  
Cindy Parino, (773) 900-2096  
[cparino@haciaworks.org](mailto:cparino@haciaworks.org)  
[nairon@haciaworks.org](mailto:nairon@haciaworks.org)  
[haciaworks.org](http://haciaworks.org)

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

**Rainbow/PUSH Coalition**  
830 E 50th St  
Chicago, IL 60615  
John Mitchell  
(773) 255-2766  
[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) 855-9508  
[ttrice@southshorechamberinc.org](mailto:ttrice@southshorechamberinc.org)  
[southshorechamberinc.org](http://southshorechamberinc.org)

**U.S. Minority Contractors Association**  
1250 S. Grove Ave, #200  
Barrington, IL 60010  
Larry Bullock  
(847) 652-5010  
[larry.bullock@usminoritycontractors.org](mailto:larry.bullock@usminoritycontractors.org)  
[usminoritycontractors.org](http://usminoritycontractors.org)

**Women's Business Development Center**  
8 S Michigan Ave, #400  
Chicago, IL 60603  
Dorrea Beasley  
(312) 653-3477  
[dbeasley@wbdc.org](mailto:dbeasley@wbdc.org)  
[wbdc.org](http://wbdc.org)



**Women Construction Owners & Executives**  
308 Circle Ave  
Forest Park, IL 60130  
Mary Kay Monaghan  
(312) 613-1139  
[mkm@mkservices.com](mailto:mkm@mkservices.com)  
[wcoesa.org](http://wcoesa.org)

Date/Time Updated: 4/11/2021 4:38 PM

# Assist Agencies

[PBC Assist Agencies Directory](#)

# Procurement Details

## Questions Deadline

Monday, October 20, 2025 by 4:00pm (CT)

### Submit in writing, via email to:

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

## Addenda

None to-date

# Procurement Details

## RFP Submission Requirements

### Electronic Submission

- **One** complete copy of the RFP document
- **One** complete copy of the Financial documents
- Original Signatures (**blue ink**) or Digital Signature
- Tabbed and in the order prescribed in the Submission Requirements and Checklist
- PDF documents should be a single, searchable PDF form and not a scanned copy
- Document must be labeled as follows:

'SU\_YourFirmInitials\_ResponsetoRFPforDBSvcDFSSBronzevilleRegSnrCtr\_PS3102\_ YYYYMMDD'

Emailed to:

[PBC-procurement@cityofchicago.org](mailto:PBC-procurement@cityofchicago.org) **AND** [patricia.montenegro@cityofchicago.org](mailto:patricia.montenegro@cityofchicago.org)

NOTE: If file exceeds 25MB, provide access to your submission via Dropbox or similar, secure, file-sharing platform.

- 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 within same email

# The RFQ

- Introduction about the PBC
- Key Information Regarding Prequalification
- Project Description
- Phase I Qualifications Evaluation Criteria
- Submission Requirements
- Submission Checklist
- Attachments - Forms & Exhibits

# Anticipated Contractual Obligations

- MBE/WBE, EEO, CR, and CHO Goals
- Illinois Works Apprenticeship Initiative
- Joint Venture Partnerships
- Bonds
  - Bid Bond
  - Payment and Performance Bonds
- Insurance
- Project Labor Agreements
- Safety
- Quality Control
- Project Scheduling

SUBMITTING FIRM NAME:

**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.

Illinois Works Jobs Program Act

Respondent must demonstrate commitment by affirming and acknowledging its commitment to comply with the Illinois Work Job Program Act, Illinois Works Apprenticeship Initiative.

**DEMONSTRATE COMMITMENT**

# Form A – MBE/WBE, EEO, CRO, CH Participation and Illinois Works Apprenticeship Initiative

# Form A – MBE/WBE, EEO, CRO, CH Participation and Illinois Works Apprenticeship Initiative

## FORM A – MBE/WBE, EEO, CRO, CH and ILLINOIS WORKS APPRENTICESHIP PARTICIPATION

PROJECT ONE	
Client Contact Name:	
Client e-Mail address:	
Client Telephone No.:	
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 journeyworkers, apprentices, and laborers. Additionally, Respondent must provide history of meeting City of Chicago Residency and Preference Ordinance (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
%	%	%	%

# Form F – Safety Questionnaire

## FORM F – SAFETY INFORMATION

**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:			
Method of review of program.			
Please indicate whether regular work site safety meetings are held and how frequently.			
Have any citations been issued to your organization during the period of the last three (3) 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 of the matter			
3. Official resolution of violation			
Please provide your organization's OSHA reportable incident rate: <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 attach Narrative Statement, if necessary.)</i>			
Please provide a copy of your organization's NCCI current experience modification rate factors ("EMRF") rating worksheet. <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 attach Narrative Statement, if necessary.)</i>			
PLEASE PROVIDE NCCI RATING FOR THE PAST FOUR YEARS			
Year	NCCI Rating	Year	NCCI Rating

## FORM G – LEGAL ACTIONS

### I. LEGAL ACTIONS

Submitting Firm Name: \_\_\_\_\_

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
1 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"/>
2 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"/>
3 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).		
4 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"/>
5 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"/>
6 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"/>
7 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"/>
8 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"/>
9 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**

**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 rendered 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.

<b>SUBMITTING FIRM NAME:</b>	
------------------------------	--

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

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

<b>PROJECT NAME:</b>			
<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 H – References

# Form I – Proposal Acknowledgement

## FORM I – PROPOSAL ACKNOWLEDGEMENT

### A. ACKNOWLEDGEMENT

The Contractor hereby acknowledges receipt of Request for Proposal for Design-Build Services for DFSS Bronzeville Regional Senior Center – Contract No. PS3102 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 DFSS Bronzeville Regional Senior Center – PS3102 \_\_\_\_\_

**b. Forms**

Form A. MBE/WBE, EEO, CRO, CH and Illinois Works Apprenticeship Initiative 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. ComEd Energy Efficiency Construction Project Screening \_\_\_\_\_

Exhibit E. 100% Schematic Design Documents \_\_\_\_\_

Exhibit F. 100% Schematic Design Report \_\_\_\_\_

Exhibit G. DRAFT Geophysical Evaluation Report \_\_\_\_\_

Exhibit H. DRAFT Geotechnical Engineering Report \_\_\_\_\_

Exhibit I. INTERIM DRAFT Phase I Environmental Site Assessment Report \_\_\_\_\_

Exhibit J. Current ALTANSPS Land Title Survey \_\_\_\_\_

## 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 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

# Forms

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

# Joint Venture Partnerships

- PBC highly encourages JV Partnerships
- JV Partnerships can be any combination of Non-MBE/WBE joining with MBE/WBE or vice versa

## Forms to Submit

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

**B. SUBMISSION CHECKLIST REFERENCE TABLE**

The table below has been created to help facilitate the submission process. Submissions are to be organized and labeled in the following order:

**TAB 1**

RFP Cover Page (Contact Information)

Cover Letter

Table of Contents

**TAB 2**

Evaluation Criteria 1\*\* and 2\*\*: Project Examples

**TAB 3**

Evaluation Criteria 3\*\*: Consultant and Construction Subcontractor Firms

**TAB 4**

Evaluation Criteria 4: Past Performance in Design-Build Project Delivery

**TAB 5**

Evaluation Criteria 5\*\*: Performance with timeliness and completion of projects

**TAB 6**

Evaluation Criteria 6: Project Approach and Methodology

**TAB 7**

Evaluation Criteria 7\*\*: MBE, WBE, EEO, CRO, CH Participation Goals and the Illinois Works Job Program Act, Illinois Works Apprenticeship Initiative (Form A)

**TAB 8**

Evaluation Criteria 8\*\* and 9\*\*: Qualifications and Relevant Experience of Key Staff

**TAB 9**

Evaluation Criteria 11\*\*: Client References (Form H)

**TAB 10**

Other Criteria: Licenses and Certifications

Other Criteria: Affidavits (Forms C, D, and E)

Other Criteria: Legal Actions (Form G)

**TAB 11**

Performance and Payment Bond (Surety Letter)

Insurance Certificate

**TAB 12**

Safety Questionnaire

Quality Assurance/Quality Control

Project Scheduling

**TAB 13**

Joint Venture Participation (Form B)

Joint Venture Agreement

**TAB 14**

Proposal Acknowledgement (Form I)

Proposal Execution Page (Form J)

**NOTES**

1. Evaluation Criteria 10\*\* – Financial Capacity - To be submitted as a separate file within email (No Tab)
2. Evaluation Criteria 12 – Responsiveness To The Solicitation (No Tab)

# Checklist

# Evaluation Team

An **Evaluation Team** is formed to:

- independently review the **Phase I** submissions
- score them based on the weight assigned each criteria and rank highest to lowest
- discuss the findings and agree on an overall consensus score that will help determine **the Shortlisted Firms.**

Shortlisted Firms will be posted on the PBC's website.

Shortlisted Firms are invited to respond to **Phase II** RFP.

Evaluation Team reviews the **Phase II** submissions.

Firms may be invited to interview.

The **Final Recommendation** is submitted to the PBC Board of Commissioners for approval at the PBC Board of Commissioners Meeting.

**Notice of Award** is issued to awarded firm.

# Evaluation Criteria

PHASE 1 Qualifications – Evaluation Criteria		Possible Points
1	**Successful experience with projects of similar size	10
2	**Successful experience with projects of similar type	10
3	**Quality of Proposer's Consultants	8
4	Past performance in Design-Build Project delivery	8
5	**Past performance with timeliness and completion of projects	12
6	Quality of Proposer's Project Approach and Methodology	10
7	**Demonstrated past performance and/or capacity to meet MBE, WBE, EEO, City Residency, and Community Hiring participation goals and the Illinois Works Job Program Act (30 ILCS 559/20-1 et seq.), Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25)	15
8	**Quality of experience of Proposer's Key Staff Members	15
9	**Proposer's commitment to assign Key Staff Members for the duration of the project	2
10	**Proposer's Financial Capability	5
11	**Quality and Content of references provided on representative projects.	3
12	Completeness and comprehensiveness of Proposer's response to Phase I of the RFP	2
<b>Total Qualification Points</b>		<b>100</b>
**Evaluation Criteria Required by Act Public Building Commission Act (50 ILCS 20/et. seq.)		

# Phase I Next steps...

Receive  
Phase I Submissions

Review  
Phase I Submissions

Shortlist Firms  
For Phase II

# PBC Alerts

**PBC Alerts** is an email and text subscription service that alerts you of upcoming PBC procurement opportunities and activities, community hiring events, and other information and announcements.

**Subscribe here**



# Non-Mandatory Site Visit

**October 14, 2025**

(Immediately following this  
Pre-Submission Conference)

**Patrice Doyle**

Director of Compliance

**03**

***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.

# Compliance – EEO Requirements

Worker	% of Hours
Minority Journeyworker	<b>40%</b> or more of total Journeyworker hours
Minority Apprentice	<b>50%</b> or more of total Apprentice hours
Minority Laborer	<b>60%</b> or more of total Laborer hours
Female Journeyworker	<b>2%</b> or more of total Journeyworker hours
Female Apprentice	<b>1%</b> or more of total Laborer hours
Female Laborer	<b>2%</b> or more of total Apprentice hours

# 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
- ✔ **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 Exhibit C: Community Area Map)*
- ✔ **Community Intake Sessions:** PBC and Successful Respondent will be responsible for conducting a minimum of two (2) intake sessions to locate viable candidates in the designated Community Area(s)

# Compliance – Illinois Works Apprenticeship Initiative

- ☑ **Illinois Works Jobs Program Act – Illinois Works Apprenticeship Initiative:** requires that apprentices perform **either 10% of the total labor hours worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification,** whichever is less.

Of this goal, at least half of those apprenticeship hours shall be performed by graduates of the Illinois Works Pre-apprenticeship Program, the Illinois Climate Works Pre-apprenticeship Program, or the Highway.

# Compliance Community Area Map (Hiring Areas)



## DFSS Bronzeville Regional Senior Center

- Project location
- Project Area
- Community Areas

# Compliance – Reporting

## Software

- ✓ LCP Tracker
- ✓ B2G Now

## Prevailing Wages

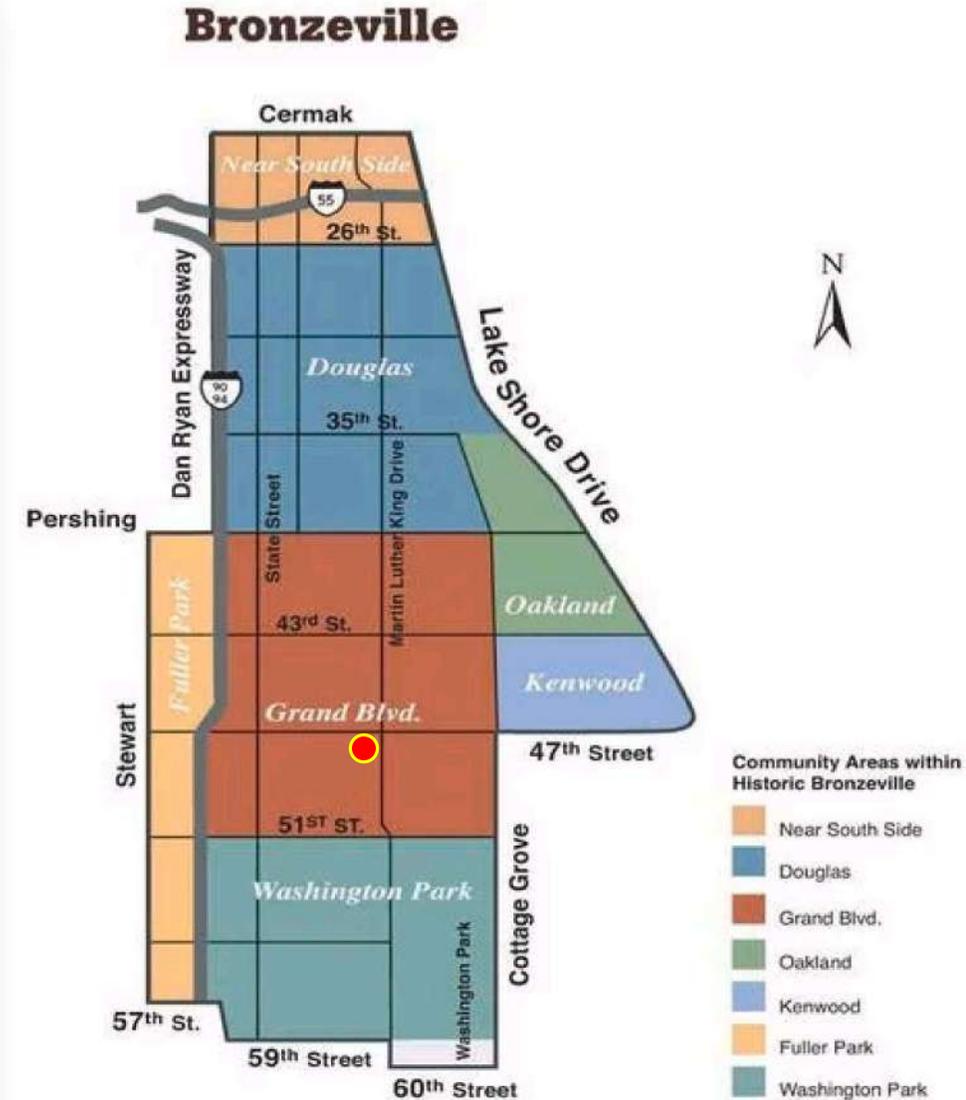
- ✓ City of Chicago Executive Order 2014-1

# 04 Kerl Lajeune

Director of Planning and Design

## *Planning Overview*

# Planning Overview



# Planning Overview

## Project Goals & Anticipated Program

# CONNECT + ENGAGE + THRIVE

## Anticipated Program:

- **2-Stories**
- **Overall Square Footage: +/- 25,000**
- **Parking: 40 Spaces (Incl. 2-ADA + 8 EV-Ready Stations)**
- **PACE Bus Drop-Off adjacent to Building Entry**
- **Perimeter Ornamental Fencing and Bike Racks**
- **Indoor/Outdoor Patio, Courtyard and Balcony Terrace**
- **Administrative Offices and Technology Center**
- **Community Lounge Areas**
- **Dining Room with Warming Kitchen and platform**
- **Gift Shop**
- **Multipurpose, Activity, Movie, and Game Rooms**
- **Fitness Room with Massage Room**

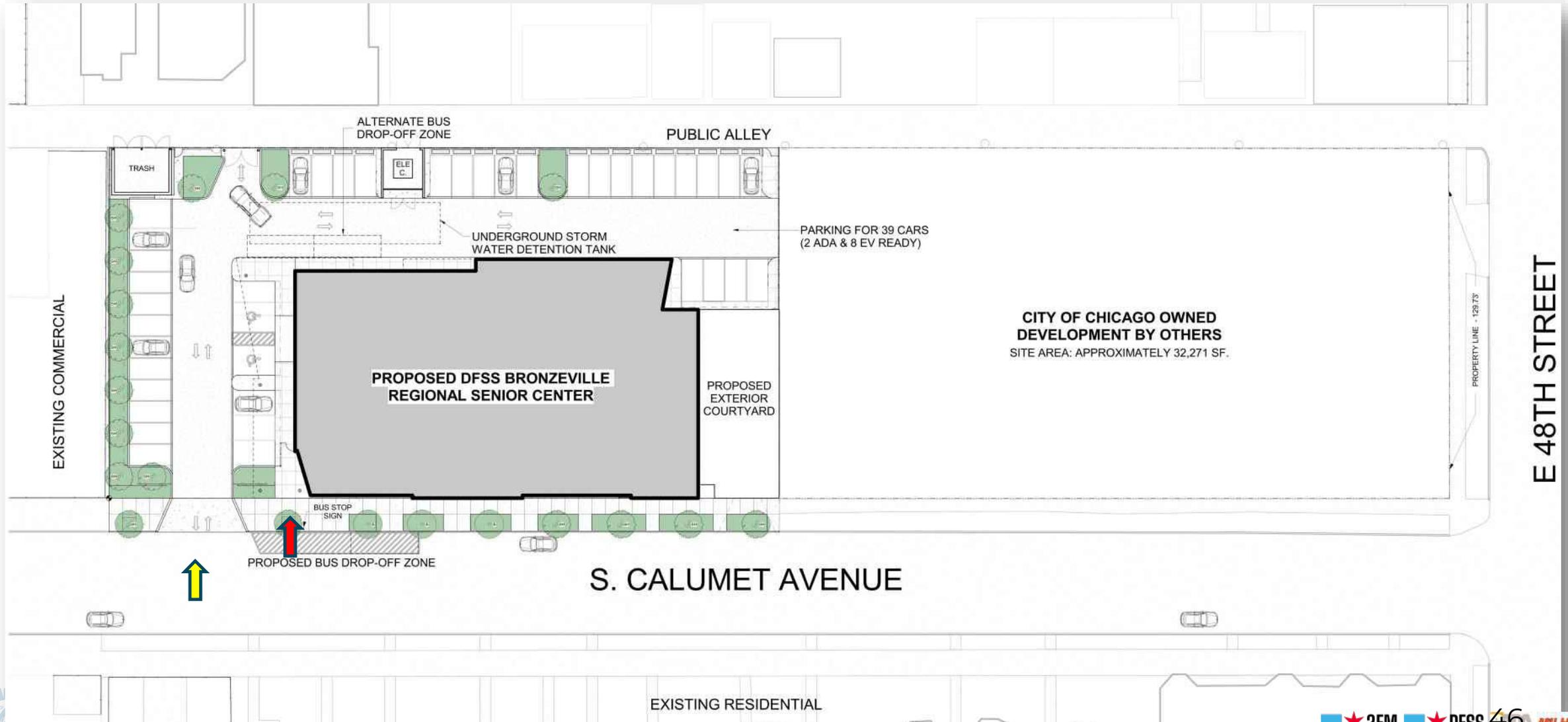
# Planning Overview - CONCEPTUAL

## Aerial Site Plan



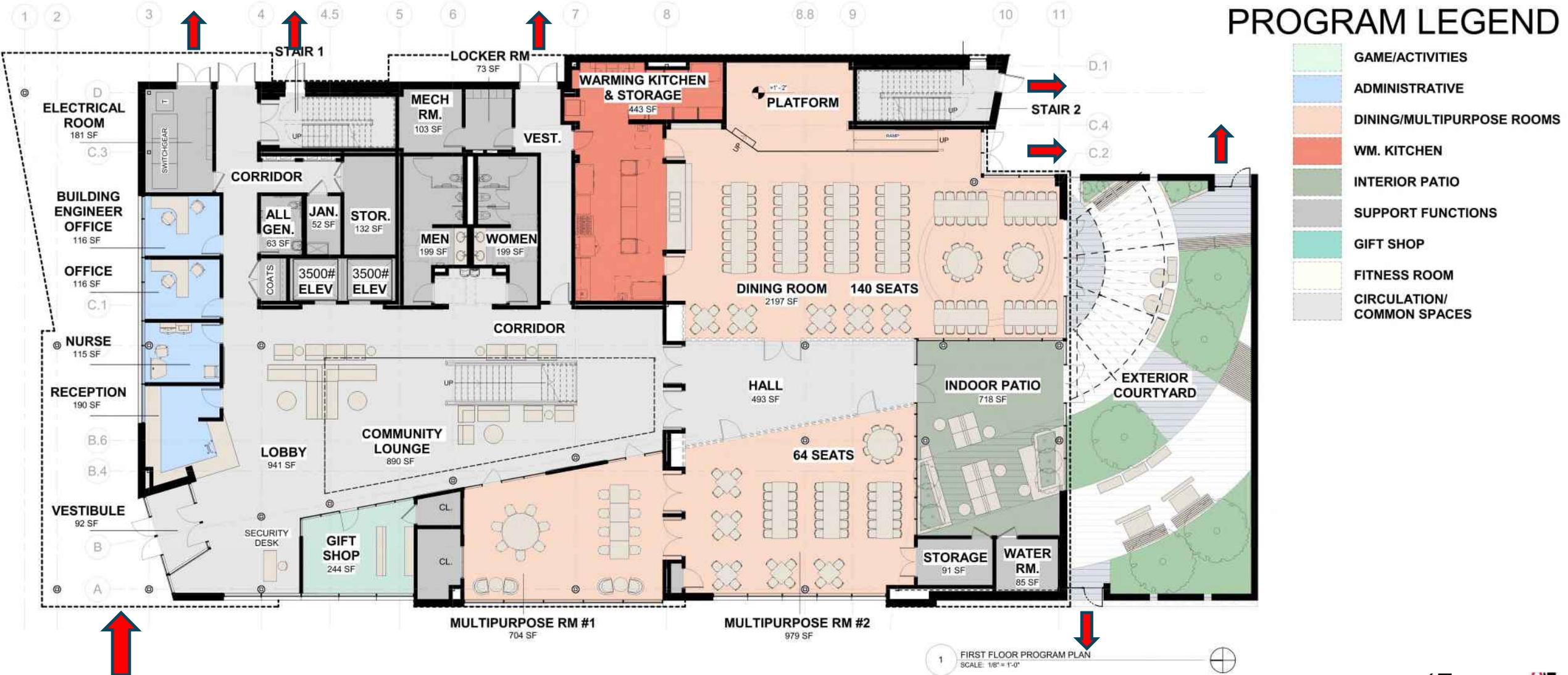
# Planning Overview - CONCEPTUAL

## Architectural Site Plan



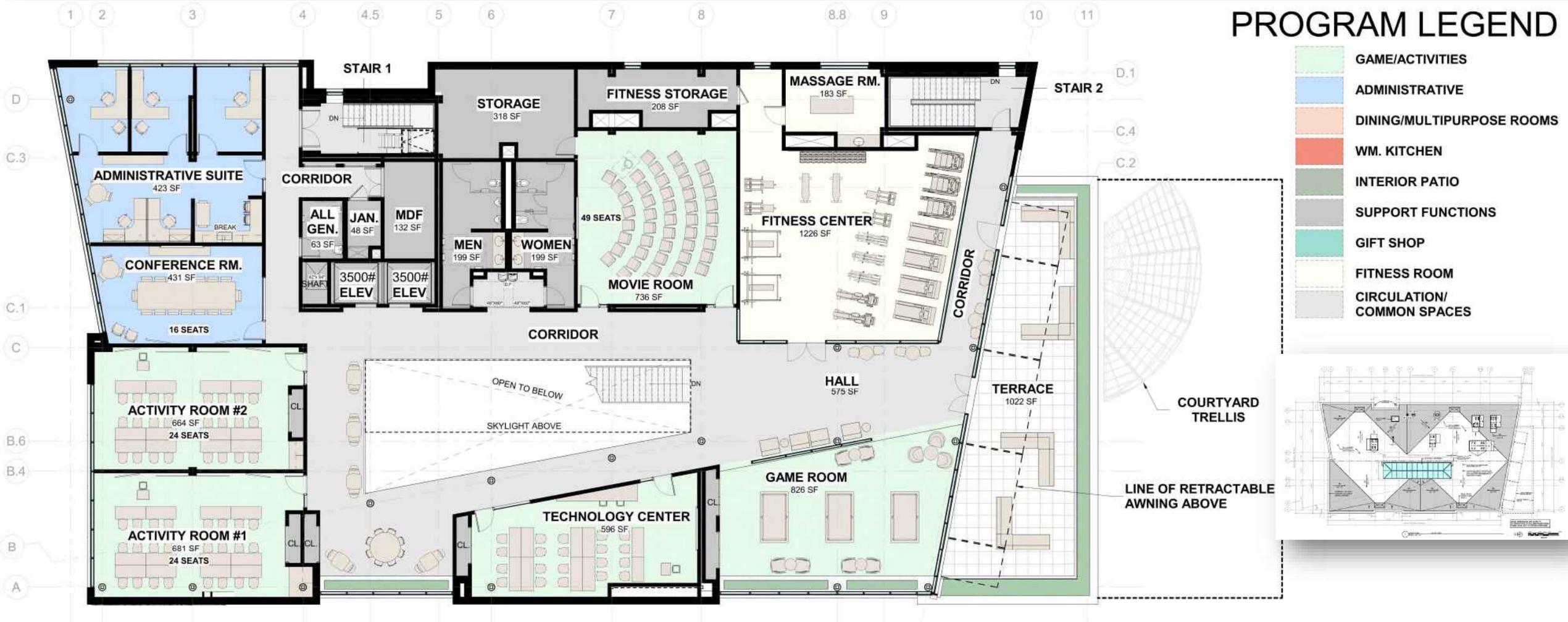
# Planning Overview - CONCEPTUAL

## 1st Floor Plan



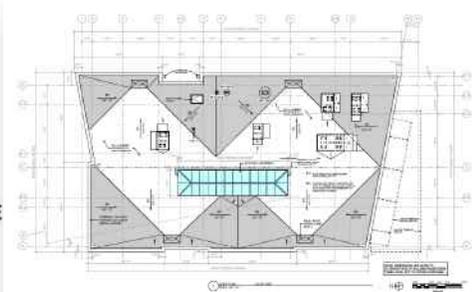
# Planning Overview - CONCEPTUAL

## 2nd Floor Plan



### PROGRAM LEGEND

- GAME/ACTIVITIES
- ADMINISTRATIVE
- DINING/MULTIPURPOSE ROOMS
- WM. KITCHEN
- INTERIOR PATIO
- SUPPORT FUNCTIONS
- GIFT SHOP
- FITNESS ROOM
- CIRCULATION/COMMON SPACES



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



# Planning Overview - CONCEPTUAL

## Overall Exterior View



# Planning Overview - CONCEPTUAL

Exterior Entrance – S. Calumet Ave.



# Planning Overview - CONCEPTUAL

Exterior View from Parking Lot



# Planning Overview - CONCEPTUAL

Interior View – 1<sup>st</sup> Floor



# Planning Overview - CONCEPTUAL

## Interior View – 2<sup>nd</sup> Floor



# Planning Overview - CONCEPTUAL

## Exterior View – Courtyard Area



# Planning Overview - CONCEPTUAL

## Exterior View – Upper Terrace



**Randy Williams**

Deputy Director of Construction

**06 *Construction  
Overview***

# Construction Overview

## Design and Construction Budget

**Anticipated Design Build (DB) Budget Range: \$23,500,000 to \$24,000,000**

**Includes, but not limited to:**

### **General Conditions**

### **Bond and Insurance**

### **Design-Phase Services:**

Stakeholder Engagements, Architecture and Engineering, LEED and Commissioning, Permitting, Wayfinding, Regulatory and Entitlements, Certifications, Pre-Construction

### **Cost of the Work:**

Cost of Construction (including General Requirements), Allowances, Design-Builders Contingency, Commission's Contingency

### **Design-Builder's Fee**

# Construction Overview

## Key Project Considerations

### Design, Site and Building:

- Project Phasing
- Environmental: IEPA Site Remediation Program (SRP) Enrollment and NRF Letter Issuance
- Environmental Site Remediation Scope
- Site Stormwater Management Infrastructure
- Certifications: LEED per USGBC, CoC DPD Sustainable Development Policy (SDP)
- Full site available for the construction of the building and site development
- Adjacent property South of the Project Area to be developed by Others
- Minimal laydown/staging area during construction per Constrained Site
- Coordination and Management of delivery of project materials for construction

# Construction Overview

## Key Construction Considerations

### Pre-Construction Services:

- Budgeting and Estimating
- Project Schedule Confirmation
- Trade Contractor Procurement and Management

### Execution Strategy:

- Design
- Engineering and Permitting
- Phasing and Logistics
- Safety
- QA/QC
- Construction Management
- Close-Out

# Construction Overview

## Anticipated Project Schedule

**Community Engagement**

**Q1 2025 – Project Completion**

**Design + Engineering + Permitting (phased)**

**Q1 2026 – Q3 2026**

**Construction (Phased)**

**Q1 2026 – Q4 2027**

**Substantial Completion**

**Q4 2027**

**Project Turn-Over / Facility Opening**

**Q4 2027**

***Sole Point of Contact:***

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# Q & A

