

PUBLIC BUILDING COMMISSION OF CHICAGO

RFP for Design-Build Services for DWM New Operations Facility PS3104

PRE-SUBMISSION CONFERENCE

January 29, 2026 at 11:00am



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 & 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 and 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 inspections 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, January 15, 2026 |
| Pre-Submission Conference & Site Visit | Thursday, January 29, 2026 at 11:00AM |
| Questions Deadline | Thursday, February 5, 2026 by 4:00PM CT |
| Submission Due Date/Time (Phase I) | Thursday, February 19, 2026 by 11:00AM CT |
| Evaluation Review and Shortlist | February 23, 2026 through March 4, 2026 |

Phase II

| | |
|---|---------------------------------------|
| Issue RFP (to Shortlisted Firms) | Thursday, March 5, 2026 |
| Submission Due Date (Phase II) (<i>tentative</i>) | Tuesday, April 7, 2026 |
| Evaluation Review | April 8, 2026 through April 16, 2026 |
| Interview Shortlisted Firms (<i>tentative</i>) | April 21, 2026 through April 23, 2026 |
| Recommendation to PBC Board | May 2026 |

Procurement Details

Document Availability

Current Opportunities Page

<https://pbcchicago.com/opportunities/rfpfordbsvcsfordwmnewopsfacilityps3104/>

RFP Document

[RFP Document for Design-Build Services for DWM New Operations Facility – PS3104 – Issued January 15, 2026](#)

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. 100% Schematic Design BOD Drawings](#)

[Exhibit E. 100% Schematic Design BOD Narrative Report](#)

[Exhibit F. 100% Schematic Design BOD Outline Specifications](#)

[Exhibit G. Alta/NSPS Land Title Survey](#)

Procurement Details

Document Availability

Current Opportunities Page (continued)

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Exhibits

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[Exhibit I. Environmental Phase-II Environmental Site Assessment \(ESA\) Report](#)

[Exhibit J. Environmental Site-Specific Health and Safety Plan](#)

[Exhibit K. Ground Penetrating Radar \(GPR\) Survey Report](#)

[Exhibit L. DRAFT Geotechnical Report](#)

[Exhibit M. DRAFT Traffic Impact Study Report](#)

[Exhibit N. DRAFT Environmental Reno/Demo Asbestos Survey Report](#)

[Exhibit O. DRAFT Environmental Reno/Demo Lead-Based Paint Survey Report](#)

[Exhibit P. DRAFT Environmental Reno/Demo Hazardous Materials Survey Report](#)

[Exhibit Q. LEED v4 BD+C New Construction USGBC Registration Receipt](#)

[Exhibit R. ComEd Energy Efficiency Program – Preliminary Incentives Report](#)

Procurement Details

Document Availability

Current Opportunities Page (continued)

<https://pbcchicago.com/opportunities/rfpfordbsvcsfordwmnewopsfacilityps3104/>

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 public.building@pbc-chicago.org

African American Contractors Association
514 E. 90th Street
Chicago, IL 60619
Omar Shareef
312-446-5894
aaconetlasoc@gmail.com
www.aaconetil.org

CANCO Corporation
1633 S. Michigan Ave
Chicago, IL 60615
Laverne Hall
(312) 486-9338
LHall@cancoinc.net

Chatham Business Association: Small Business Development, Inc.
800 E 78th St GGB Building
Chicago, IL 60619
Melinda Kelly
(773) 994-5006
melindakelly@cbaworks.org
cbaworks.org

Chicago Cook Workforce Partnership
69 W Washington Street
Suite 2860
Chicago, IL 60602
Claudia Calouse
ccalouse@chicookworks.org
chicookworks.org

Chicago Minority Supplier Development Council
140 S. Dearborn Street
Suite 1608 Chicago, IL 60603
Nedra Sharp
(312) 755-2554
nsdwp@chicagomisd.org
chicagomisd.org

Chicago Urban League
4510 S. Michigan Ave, 3rd Floor
Chicago, IL 60653
Kelly Evans
(773) 256-8530
kevana@chul.org
chul.org

Chicago Women in Trades
2444 W 18th St
Chicago, IL 60608
Jayne Vellinga
(312) 942-1444
jvellinga@cwit2.org
chicagowomenintrade2.org

ConstructConnect
3825 Edwards Road, #600
Cincinnati, OH 45209
Amanda Beyer
(513) 458-5837, Extension 5108336
amanda.beyer@constructconnect.com
ConstructConnect.com

Construction Business Development Center at Prairie State College
202 S. Halsted St
Chicago Heights, IL 60411
Cathy Svetlitzoff
(708) 705-3568
csvetlanoff@prairiestate.edu
prairiestate.edu

Federation of Women Contractors
8745 W. Higgins Road
Suite 110
Chicago, IL 60631
Jaime Neely
(312) 360-1122
info@fwcchicago.com
fwcchicago.com

HIRE360 Chicago
2540 E State Street
Chicago, IL 60616
Deborah Whitaker
(312) 575-2500
dwhitaker@hire360chicago.com
Hire360Chicago.com

Hispanic American Construction Industry Association
650 W. Lake St, #415
Chicago, IL 60661
Ivette Trevino, (312) 575-0288
ivette@haciaworks.org
Cindy Padro, (773) 905-2596
cpadro@haciaworks.org
ndstran@haciaworks.org
haciaworks.org

Illinois Black Chamber of Commerce
411 Hamilton Blvd, #1404
Peoria, IL 61602
Larry Ivory & Janis Ivory
(309) 740-4430
larryivory@illinoisblackchamber.org
j Ivory@ibcc.org
illinoisblackchamber.org

Rainbow/PUSH Coalition
930 E 50th St
Chicago, IL 60615
John Mitchell
(773) 256-2766
jmitchel@rainbowpush.org
rainbowpush.org

South Shore Chamber, Inc.
1750 E 71st St
Chicago, IL 60649
Tonya Trice
(773) 955-9508
tricoe@southshorechamberinc.org
southshorechamberinc.org

U.S. Minority Contractors Association
1250 S. Grove Ave, #500
Barrington, IL 60010
Larry Bullock
(847) 852-5010
larry.bullock@usminoritycontractors.org
usminoritycontractors.org

Women's Business Development Center
8 S Michigan Ave., #400
Chicago, IL 60603
Donna Beasley
(312) 853-3477
dbeasley@wbdc.org
wbdc.org



Women Construction Owners & Executives
308 Circle Ave
Forest Park, IL 60130
Mary Kay Monaghan
(312) 613-1139
mkm@mkmservices.com
wcoetusa.org

Last Time Updated: 4/11/2025 4:36 PM

Assist Agencies

[PBC Assist Agencies Directory](#)

Procurement Details

Questions Deadline

Thursday, February 5, 2026 by 4:00pm (CT)

Submit in writing, via email to:

- Patricia Montenegro, Contract Officer at: 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_ResponsetoRFPforDBSvcSdWMNewOpsFacility_PS3104_YYYYMMDD'

Emailed to:

PBC-procurement@cityofchicago.org AND 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 RFP

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

Anticipated Contractual Obligations

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

Form A – MBE/WBE, EEO, CRO and CH Participation

FORM A – MBE/WBE, EEO, CRO, and CH PARTICIPATION

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.

DEMONSTRATE COMMITMENT

Form A – MBE/WBE, EEO, CRO and CH Participation

FORM A – MBE/WBE, EEO, CRO, and CH 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

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 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: | | | |
| Reference Firm Name: | | Phone: | |
| Reference Name: | | Email Address: | |
| Reference Role on Project: | | Mailing Address: | |
| Submitting Firm's Role on Project: | | See Attached Reference Letter: | |
| PROJECT NAME: | | | |
| Reference Firm Name: | | Phone: | |
| Reference Name: | | Email Address: | |
| Reference Role on Project: | | Mailing Address: | |
| Submitting Firm's Role on Project: | | See Attached Reference Letter: | |
| PROJECT NAME: | | | |
| Reference Firm Name: | | Phone: | |
| Reference Name: | | Email Address: | |
| Reference Role on Project: | | Mailing Address: | |
| Submitting Firm's Role on Project: | | See Attached Reference Letter: | |

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 (RFP) for Design-Build Services for DWM New Operations Facility – Contract No. PS3104 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

RFP for Design-Build Services for DWM New Operations Facility – PS3104 _____

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. 100% Schematic Design BOD Drawings _____

Exhibit E. 100% Schematic Design BOD Narrative Report _____

Exhibit F. 100% Schematic Design BOD Outline Specifications _____

Exhibit G. Alta/NSPS Land Title Survey _____

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Exhibit O. DRAFT Environmental Reno/Demo Lead-Based Paint Survey Report _____

Exhibit P. DRAFT Environmental Reno/Demo Hazardous Materials Survey Report _____

Exhibit Q. LEED v4 BD+C New Construction USGBC Registration Receipt _____

Exhibit R. ComEd Energy Efficiency Program - Preliminary Incentives Report _____

Form J – Proposal Execution Page

FORM J – PROPOSAL EXECUTION PAGE

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

President or Authorized Designee (if JV Partner)

Date

Date

Forms

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

NOTE: All forms must be completely filled out, signed, and notarized (where applicable)

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 |
| 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 | 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 |
| Total Qualification Points | | 100 |
| **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

January 29, 2026

**(Immediately following this
Pre-Submission Conference)**

Patrice Doyle

Director of Compliance

**03 Compliance
Highlights**

Compliance – Goals & Certification

MBE: 32%

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.

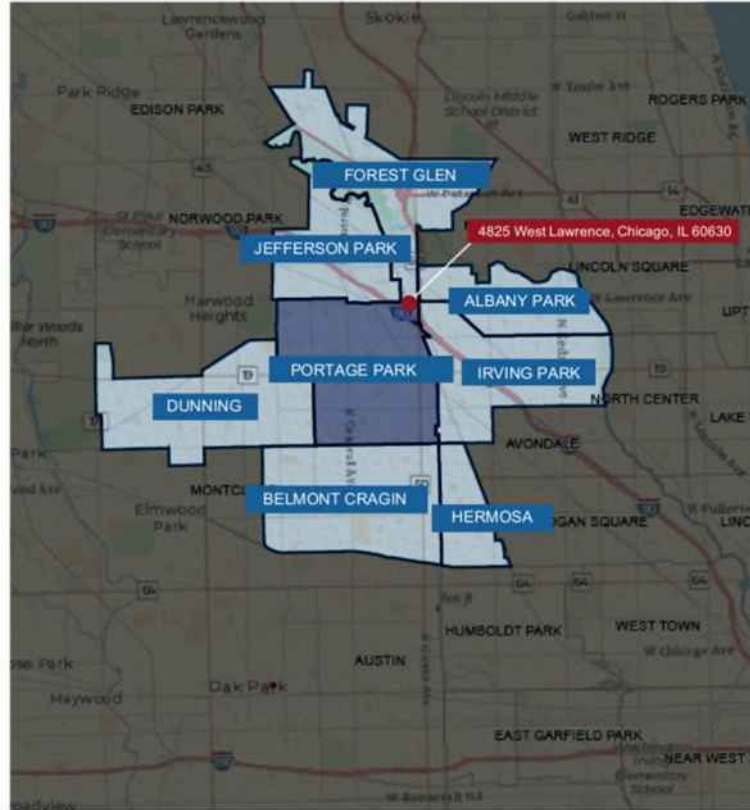
Compliance – EEO Requirements

| Worker | % of Hours |
|------------------------|---|
| Minority Journeyworker | 40% or more of total Journeyworker hours |
| Minority Apprentice | 50% or more of total Apprentice hours |
| Minority Laborer | 60% or more of total Laborer hours |
| Female Journeyworker | 1% or more of total Journeyworker hours |
| Female Apprentice | 2% or more of total Apprentice hours |
| Female Laborer | 2% or more of total Laborer 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 Community Area Map (Hiring Areas)



DWM New Operations Facility

- Project location
- Project Area
- Community Areas

Compliance – Reporting

Software

- ☑ LCP Tracker
- ☑ B2G Now

Prevailing Wages

- ☑ City of Chicago Executive Order 2014-1

Kerl Lajeune

Director of Planning and Design

04 Planning Overview

Planning Overview - CONCEPTUAL

Aerial Site Plan



Planning Overview - CONCEPTUAL

Project Goals & Anticipated Program

Program Elements:

- **Front Surface Parking Lot for 32 Spaces (Incl 2-ADA + 7 EV-Ready Stations) @ Street**
- **Overall Building Square Footage: +/- 110,000 Square Feet of an Insulated Precast Enclosure and including a Metal Clad Panel System**
- **2-Story Administrative Offices (9,962SF), Inventory Storage (4,592SF) and Warehouse Admin (5,792SF)**
- **Interior Warehouse Vehicle Storage (85,400SF) for 75 Fleet Vehicles, with Truck Wash Bay and Three (3) Truck Loading Spaces.**
- **32' Wide Service Drive Through the Site for access, including temporary Parking Lane for +/-47 Vehicles**
- **Rear Surface Parking Lot for 145 Spaces (Incl. 4-ADA + 30 EV-Ready Stations)**
- **6-Bay Transfer Station of Outdoor Material Storage for Construction and Sewer Debris, Including Material Dump and Spray Down Structure with a Security Guard House**
- **South Temporary Parking Lot including Power for Vehicle Plug-in (Diesel Block Heater)**
- **Perimeter Ornamental Fencing with Motorized Gates.**
- **Perimeter Chain Link Fencing for Site Enclosure at Railroad Embankments**
- **Facility will be designed to achieve a minimum target of LEED v4 Silver Certification**
- **Best Management Practice (BMP) Stormwater Management Infrastructure**
- **Site Landscaping w/Bio-Infiltration Area, Trash Enclosure, Bicycle Parking, and Required Utility Services**

Planning Overview - CONCEPTUAL

Architectural Site Plan



Planning Overview - CONCEPTUAL

1st Floor Plan



Planning Overview - CONCEPTUAL

2nd Floor Plan



Planning Overview - CONCEPTUAL

Exterior View – Lawrence Avenue Site Entry



Planning Overview - CONCEPTUAL

Exterior View – West Lawrence Avenue



Planning Overview - CONCEPTUAL

Exterior View – West Elevation @ Truck Entry/Exit



Planning Overview - CONCEPTUAL

Exterior View – South Façade @ Rear Parking Lot



Randy Williams

Deputy Director of Construction

**05 Construction
Overview**

Construction Overview

Design and Construction Budget

Anticipated Design Build (DB) Budget Range: \$46,500,000 to \$47,500,000

Includes, but not limited to:

General Conditions

Bond and Insurance

Design-Phase Services:

Stakeholder and Community Engagements, Design and Engineering, FF&E Layout and Design, LEED v4 Certification and Sustainability, Commissioning and CxA, Permitting, Wayfinding, Regulatory and Entitlements, Environmental Barrier Design, 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:

- Stakeholder Parameters & Criteria: Design Excellence
- Project Time of Completion Requirements and Critical dates
- All Regulatory and Entitlement Compliance
- Logistics expertise
- Permitting: Anticipated Standard Plan Review (SPR) Process
- Project Basic and Building Commissioning Process
- Project Phasing will be required
- Environmental Abatement and Full Demolition Removal of existing site facilities
- Environmental Soil Management
- Dewatering (engineering, permitting, implementation, and operations)
- Environmental Barrier Design, Engineering, and Construction
- Site Stormwater Management Infrastructure per Chicago Stormwater Management Ordinance
- Coordination of Owner's provided FF&E scope, including layout and design
- ComEd Energy Efficiency Program
- Utility Coordination with CoC Agencies (ComEd, DWM, CDOT, etc.)
- Certifications: LEED v4/v4.1 Registration per USGBC, Minimum Silver Certification Target
- Compliance: City of Chicago DPD Sustainable Development Policy (SDP)
- Occupants: Site usage by CoC Streets and Sans (SSA) for relocation prior to construction
- No impact anticipated to Winter timeline operations for SSA onsite salt storage

Construction Overview

Key Construction Considerations

Pre-Construction Services:

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

Execution Strategy:

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

Construction Overview

Anticipated Project Schedule

| | |
|---|-------------------------------------|
| Community Engagement | Q2 2026 – Project Completion |
| Design Builder (DB) Procurement | Q1 2026 – Q2 2026 |
| Design + Engineering + Permitting (phased) | Q2 2026 – Q1 2027 |
| Construction (Phased) | Q2 2026 – Q2 2028 |
| Substantial Completion | Q2 2028 |
| Project Turn-Over / Facility Opening | Q2 2028 |

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Q & A

