

# DFSS Bronzeville Regional Senior Center

## 3rd Ward Townhall Community Meeting

May 21, 2026 | 6:00 pm

# Agenda

1. Welcome & Introductions
2. Project Overview: Program & Design
3. Project Status & Schedule
4. Construction
  - Phasing & Logistics
  - Trade Procurement
  - M/WBE & Community Hiring
5. Q&A

# Welcome & Introductions



# Project Stakeholders

3RD WARD  
OFFICE

Pat Dowell  
Alderman

PUBLIC BUILDING  
COMMISSION OF CHICAGO

Ray Giderof  
Executive Director

Kerl LaJeune  
Director of Planning  
& Design

Randy Williams  
Deputy Director  
of Construction

Patrice Doyle  
Director of Compliance

Bryant Payne  
Director of Communications

DEPARTMENT OF FAMILY  
& SUPPORT SERVICES

Angela Green  
Commissioner

Margaret LaRaviere  
Deputy Commissioner

Yolanda Curry  
Deputy Commissioner

FLEET & FACILITY  
MANAGEMENT

Julie Hernandez-Tomlin  
Commissioner

Glen Cross  
Managing Deputy  
Commissioner

Marek Wisniewski  
Deputy Commissioner

# Design-Builder Project Team



Burling Builders  
Design-Builder



Future Firm  
Architect of Record

## Full Project Team

**Burling Builders**

Design-Builder  
MBE

**Future Firm**

Architect of Record  
MBE / WBE

**dbHMS**

MEP/FP, IT/AV Engineering  
MBE

**TERRA Engineering**

Civil Engineer  
WBE

**Rockey Structures**

Structural Engineering  
-

**site design group**

Landscape Architect  
MBE

**The Nascent Group**

Community Engagement  
MBE / WBE

**Revolution Workshop**

Workforce Engagement Partner  
Not-for-Profit

# Project Overview: Program & Design

# Location Map



# Project Goals & Anticipated Program

## CONNECT + ENGAGE + THRIVE

### Anticipated Program:

- 2-Stories
- Overall Square Footage: +/- 25,000
- Parking: 39 Spaces (Incl. 2-ADA + 8 EV-Ready Stations)
- PACE Bus Drop-Off adjacent to Building Entry
- Perimeter Ornamental Fencing and Bike Racks
- Indoor 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

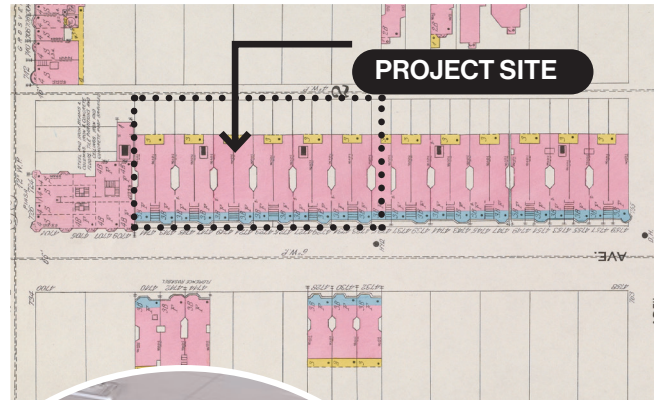


# Design Goals

## Inclusive, Ergonomic Design for Users



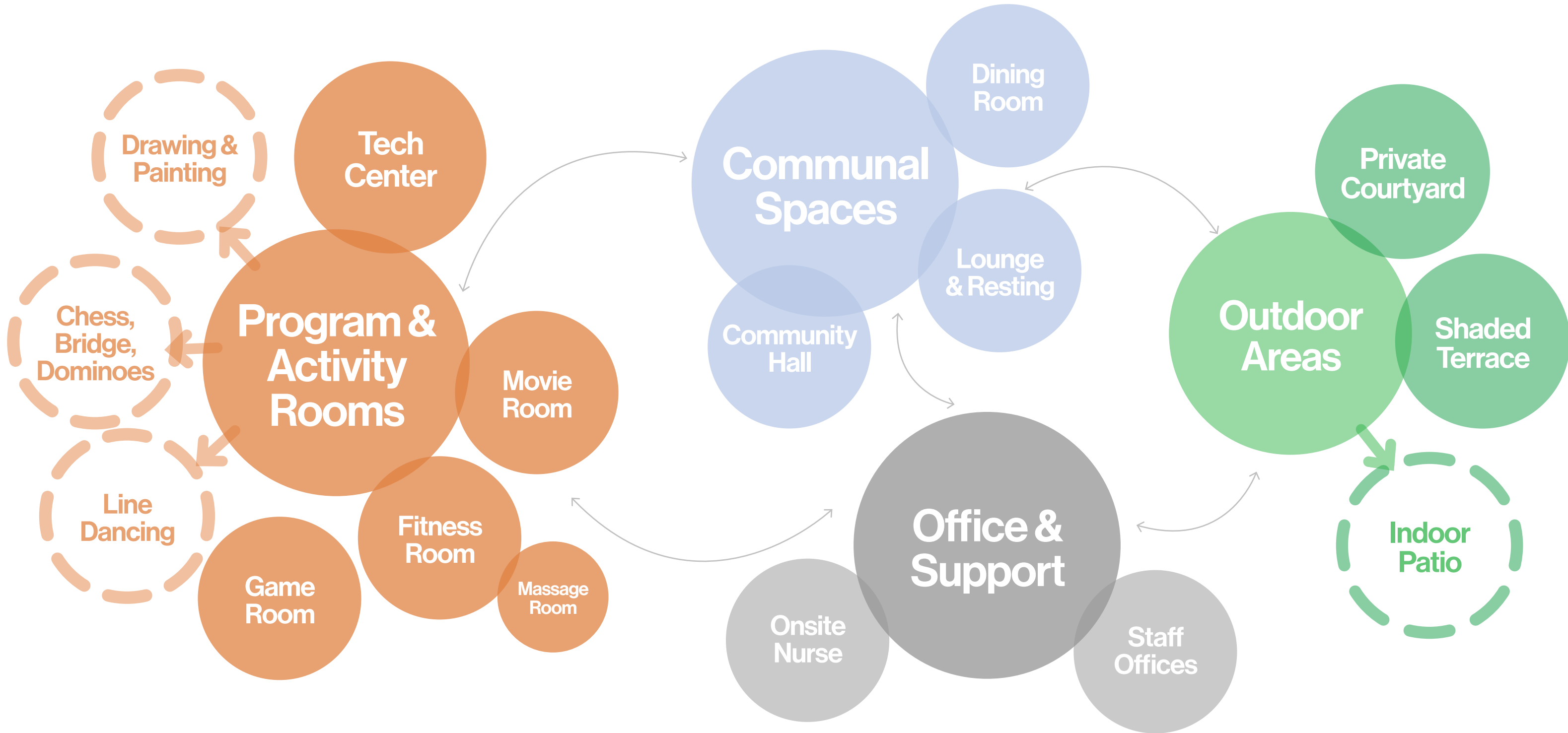
## Connect to Context & Community



## Vibrant, Welcoming Experiences

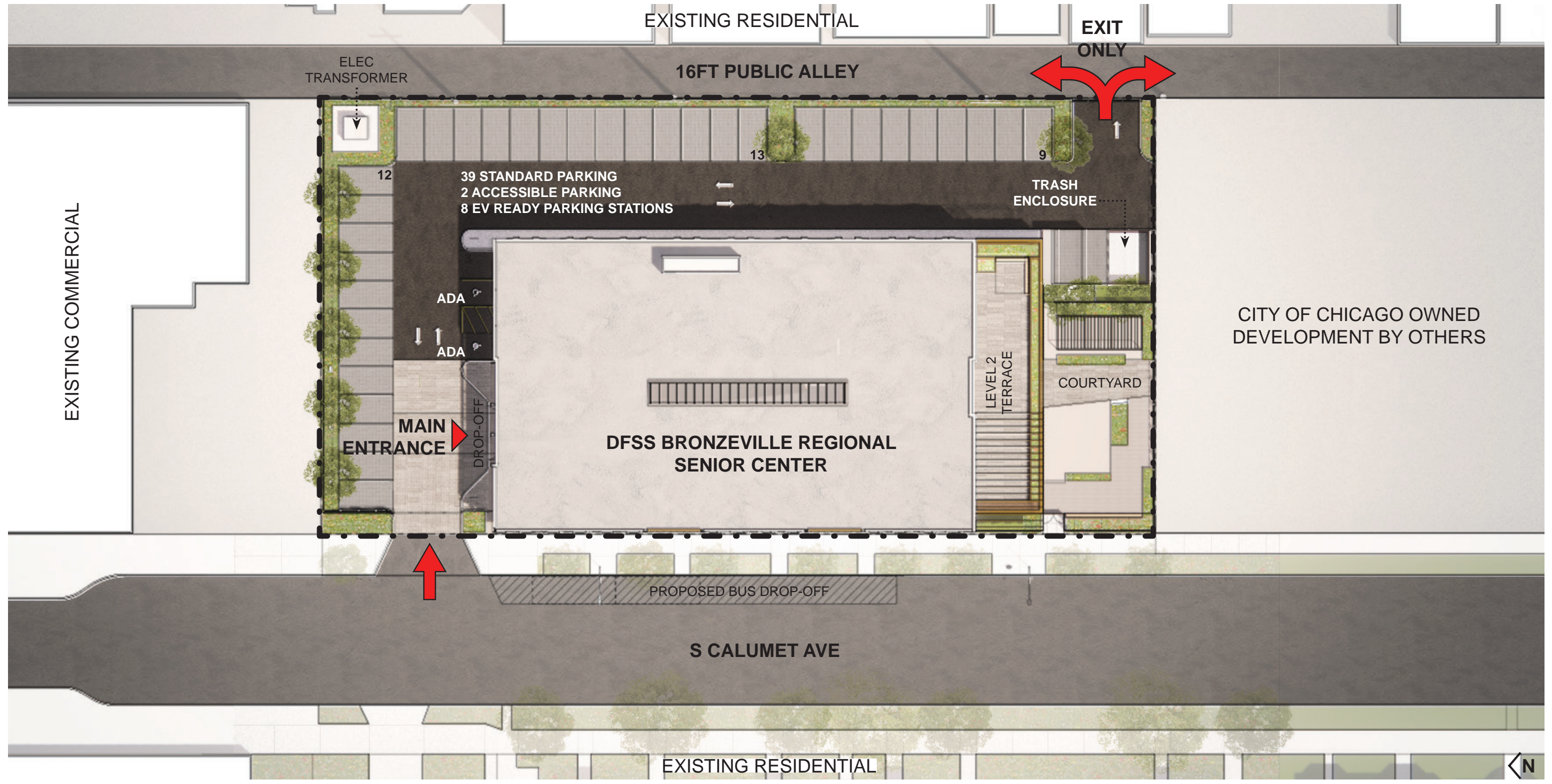


# Project Program



# Site Plan

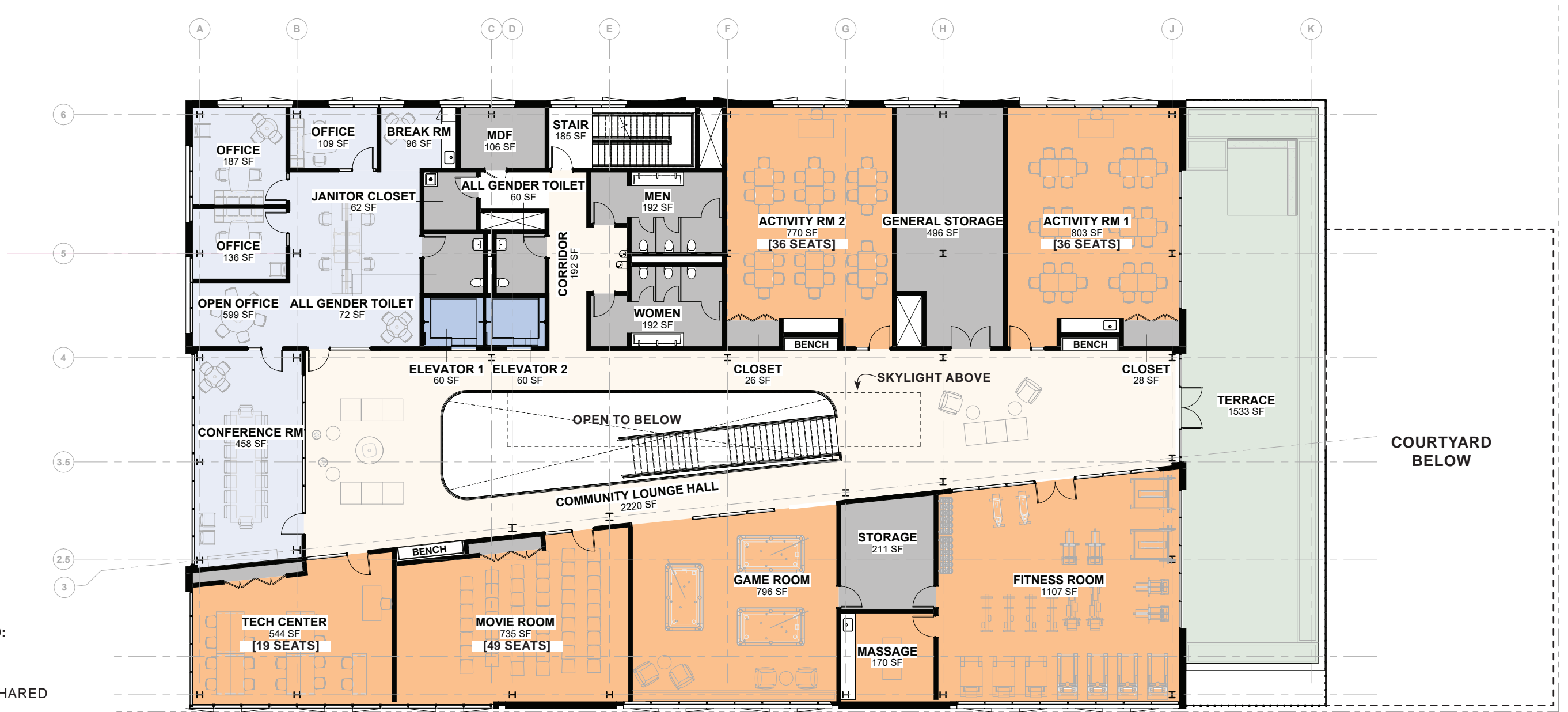
Design in progress. Images for reference only.





# Level 2 Plan

Design in progress. Images for reference only.



- PROGRAM LEGEND:**
- KITCHEN
  - ACTIVITY / SHARED
  - COMMUNAL / CIRCULATION
  - SERVICE
  - ELEVATORS
  - ADMIN + SUPPORT
  - OUTDOOR / GREEN



# Materials & Colors

- Overall: Warm, welcoming, natural tones
- Exterior: Inspired by Bronzeville brick & limestone
- Interior: High-contrast for easy visibility
- Biophilia: planting and greenery throughout



# Level 1: Community Hall

Design in progress. Images for reference only.



# Level 1: Community Hall

Design in progress. Images for reference only.



# Level 1: Multipurpose Rooms

Design in progress. Images for reference only.



# Level 1: Dining Room

Design in progress. Images for reference only.



# Level 1: Indoor Patio

Design in progress. Images for reference only.



# Level 1: Courtyard

Design in progress. Images for reference only.



# Level 2: Fitness Room

Design in progress. Images for reference only.



# Level 2: Roof Terrace

Design in progress. Images for reference only.



# Exterior: Entry from Calumet

Design in progress. Images for reference only.



# Project Status & Schedule

# Project Schedule

2026

2027

Jan-March

April-June

June-August

Sept.-December

Jan-March

April-June

June-August

Sept.-December

DESIGN

CONSTRUCTION ADMINISTRATION

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS



COMMUNITY ENGAGEMENT (ONGOING)



FOUNDATIONS PERMIT

PROJECT PERMIT

TRADE CONTRACTOR PROCUREMENT

LONG-LEAD ITEMS & EARLY RELEASE PACKAGES

CONSTRUCTION

SITE WORK & FOUNDATIONS

CLOSE-OUT



WORKFORCE ENGAGEMENT (CONSTRUCTION)



# Construction

# Site Logistics Plan

**LEGEND**

- 8' Chainlink Fencing
- Contractor Means of Entrance
- Sidewalk Detour Path
- Traffic Barriers
- Building Footprint

**Noise and Dust Control**  
Work Hours: 7:00AM - 3:30PM

**Daily Clean Up**  
Debris removed and dumpsters covered

**Traffic Control**  
Flaggers at entrances and intersections

**Barriers at S Calumet Ave**  
Detour pedestrian traffic due to sidewalk closure

# Trade Procurement

DRAFT

Q2 2026	Q3 2026	Q4 2026	Q1-Q4 2027
<p><b>COMMUNITY ENGAGEMENT</b></p> <p><b>LOCAL HIRING OUTREACH</b></p> <p><b>ANTICIPATED TRADE CONTRACTOR PROCUREMENT</b></p> <p><b>(BID PACKAGE 1)</b></p> <ul style="list-style-type: none"> <li>• Site Logistics and On-Site Security</li> <li>• Earthwork</li> <li>• Site Utilities</li> <li>• Concrete</li> </ul> <p><b>EARLY RELEASE PERMIT APPROVAL</b></p> <p><b>PRE-CONSTRUCTION ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Site Fencing</li> <li>• Project Signage</li> </ul>	<p><b>COMMUNITY ENGAGEMENT</b></p> <p><b>LOCAL HIRING OUTREACH</b></p> <p><b>ANTICIPATED TRADE CONTRACTOR PROCUREMENT</b></p> <p><b>(BID PACKAGE 2)</b></p> <ul style="list-style-type: none"> <li>• Steel / Masonry / Carpentry</li> <li>• Mechanical / Electrical / Plumbing</li> <li>• Metal Panels / Cladding</li> <li>• Roofing</li> </ul> <p><b>BUILDING PERMIT APPROVAL</b></p> <p><b>CONSTRUCTION ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Site Mobilization</li> <li>• Clear/Grub Site &amp; Excavation</li> <li>• Utilities Tie-In / Underslab Utilities</li> <li>• Concrete Slab on Grade</li> </ul>	<p><b>COMMUNITY ENGAGEMENT</b></p> <p><b>SUBMITTALS &amp; SHOP DRAWINGS REVIEW</b></p> <p><b>ANTICIPATED TRADE CONTRACTOR PROCUREMENT</b></p> <p><b>(BID PACKAGE 3)</b></p> <ul style="list-style-type: none"> <li>• Storefronts &amp; Glazing</li> <li>• Doors, Frames, Hardware</li> <li>• Food Service Equipment</li> <li>• Elevators</li> </ul> <p><b>LONG LEAD ITEM PROCUREMENT</b></p> <p><b>CONSTRUCTION ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Steel Erection / Topping of Steel</li> <li>• Pour 2nd Floor Concrete</li> <li>• Interior &amp; Exterior Framing / Cladding</li> <li>• MEPFP Rough-In</li> </ul>	<p><b>COMMUNITY ENGAGEMENT</b></p> <p><b>SUBMITTALS &amp; SHOP DRAWINGS REVIEW</b></p> <p><b>ANTICIPATED TRADE CONTRACTOR PROCUREMENT</b></p> <p><b>(BID PACKAGE 4)</b></p> <ul style="list-style-type: none"> <li>• Landscaping</li> <li>• Site Furnishings</li> <li>• Finishes</li> <li>• Millwork</li> </ul> <p><b>OWNER FF&amp;E PROCUREMENT</b></p> <p><b>CONSTRUCTION ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Building Weathertight</li> <li>• MEPFP Trim &amp; Equipment</li> <li>• Floor Finishes</li> <li>• Ceiling Finishes</li> </ul>



# Project Goals

## Subcontracting Goals

**30% MBE**  
Subconsultants / Subcontractors / Suppliers

**6% WBE**  
Subconsultants / Subcontractors / Suppliers

## EEO Goals

**40%**  
Minority Journeyworkers

**2%**  
Female Journeyworkers

**50%**  
Minority Apprentices

**1%**  
Female Apprentices

**60%**  
Minority Laborers

**2%**  
Female Laborers

## Residency Goals

**50%**  
City of Chicago Residency

**7.5%**  
Community Residency

**Student Hiring** | Burling Builders is committed to complying with PBC's Student Hiring Initiative



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# Thank you!

BRONZEVILLE REGIONAL SENIOR CENTER

