



PUBLIC BUILDING COMMISSION of Chicago

Mayor Brandon Johnson

Chairman

Ray Giderof

Executive Director

BUILD 
BETTER 
TOGETHER
MAYOR BRANDON JOHNSON

HOUSEKEEPING ITEMS

While we wait...

Please **MUTE** your computers and/or cellphones

- Press *6 to unmute (if asked to speak)

Please **CHANGE** your screen name

- Use 'Your Name (Company Name (or Initials))'
EXAMPLE: Dee Taylor (PBC)

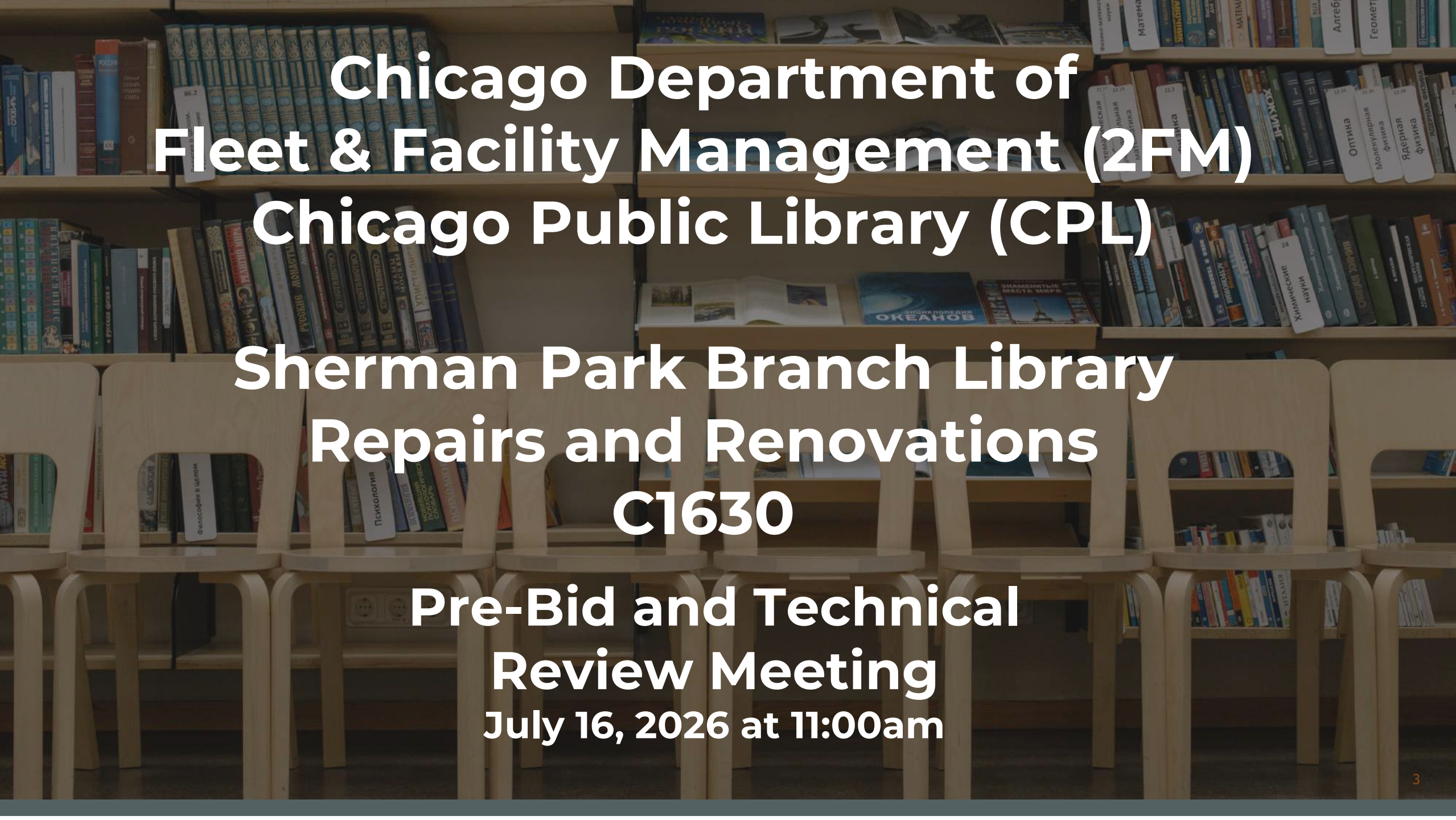
Please **ADD** your name to Chat

- Use 'Your Name|Company Name (or Initials)'
EXAMPLE: Dee Taylor (PBC)

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

- Q&A session will be at the end of each meeting
- Feel free to use the 'Chat' feature



The background of the slide is a photograph of a library interior. It shows several rows of wooden bookshelves filled with books. In the foreground, there are several light-colored wooden chairs with a modern, curved design. The text is overlaid on this image in a large, white, sans-serif font.

Chicago Department of Fleet & Facility Management (2FM) Chicago Public Library (CPL)

Sherman Park Branch Library Repairs and Renovations C1630

**Pre-Bid and Technical
Review Meeting**
July 16, 2026 at 11:00am

AGENDA

Introductions

Procurement Details

Compliance

Technical Review

Q&A

Introductions

INTRO

PBC

2FM & Partners

General Contractors

Sub-Contractors/Suppliers

Procurement Details

PROJECT OVERVIEW

Project Location

5440 S. Racine Avenue
Chicago, Illinois 60609

PROJECT OVERVIEW

General Scope of Work

Exterior scope:

- entry stair and ramp
- roof repairs and replacement
- façade selective tuck-pointing
- exterior signage
- exit stair well enclosures
- ADA flatwork
- Associated Site Improvements

Interior scope:

- ADA signage
- ceiling and wall repairs
- restroom upgrades
- new staff lounge
- new exterior doors/frame/hardware
- new circulation desk
- new BAS system
- new mechanical system
- new folding operable partition

PROJECT OVERVIEW

General Scope of Work, continued:

Contractor will be required to prepare a Phasing and Logistics Plan within 30 days of issuance of the Notice to Proceed (“NTP”) for review and approval, prior to the mobilization and commencement of any Work.

Contractor shall provide critical submittals, including mechanical equipment (RTUs and BAS) and operable partition within sixty (60) days of issuance of the NTP. Contractor shall be responsible for obtaining any required Chicago Park District (CPkD) access permits.

PROJECT OVERVIEW

Time of Completion

E. Time of Completion

Substantial Completion must be achieved no later than October 1, 2027. Schedule Milestones must be completed as follows:

Milestone Descriptions	Milestone Dates
Milestone #1: Pre-Construction, Critical Submittals, Department of Buildings Permit, Chicago Park District Access Permit Approval, etc. • Work may not commence sooner than September 1, 2026 • Duration: August 11, 2026 to November 30, 2026	11/30/2026
Substantial Completion: Onsite Mobilization, Site Control, Renovation Work and Associated Site Development • Work may not commence sooner than December 1, 2026 • Duration: December 1, 2026 to October 29, 2027	10/29/2027
Milestone #2 – Landscaping • Work may not commence sooner than October 1, 2027 • Duration: October 1, 2027 to October 29, 2027	10/29/2027

Liquidated Damages

- **\$1,500.00 per day** – For failure to achieve Substantial Completion
- **\$500.00 per day** - For failure to achieve milestone date(s)

Procurement Details

AVAILABILITY OF DOCUMENTS

PBC Current Opportunities Page

<https://pbcchicago.com/opportunities/c1630shermanparkbranchlibraryreno/>

Online Planroom

www.springerplanroom.com

Printer Contact Information

Springer Blue Print Services, Inc.

10640 S. Western

Chicago, IL 60643

Contact Name: David Drenner

773-238-6340

springerblueprint@springerbluprint.com

BOOK 1

- Introduction
- General Project Overview
- Submission Requirements

HIGHLIGHTS

- Bid Form
- MBE/WBE/EEO Goals
- Community Area Map

BOOK 2

- Standard Terms and Conditions for Contracts

BOOK 3

- Technical Specifications

+ CONSTRUCTION
DRAWINGS

Procurement Details

AVAILABILITY OF DOCUMENTS

Assist Agencies

<https://www.pbcchicago.com/doing-business/assist-agencies/>



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.

African American Contractors Association 514 E. 95 th Street Chicago, IL 60619 Omar Shareef 312-446-5984 aacanatlassoc@gmail.com www.aacanatl.org	CANDO Corporation 1633 S Michigan Ave Chicago, IL 60615 LaVerne Hall (312) 488-9338 LHall@candocorp.net	Chatham Business Association: Small Business Development, Inc. 800 E 78th St QGB 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 Cattouse ccattouse@chiccookworks.org chiccookworks.org	Chicago Minority Supplier Development Council 140 S. Dearborn Street Suite 1605 Chicago, IL 60603 Neda Sharp (312) 755-2554 nsharp@chicagomsdc.org chicagomsdc.org	Chicago UNIDOS in Construction 1532 S. 50th Ct Cicero, IL 60804 Ray Rivera, Jr. (312) 470-6547 ChicagoUNIDOSinConstruction@gmail.com www.chicagounidosic.org
Chicago Urban League 4510 S Michigan Ave, 3rd Floor Chicago, IL 60653 Kelly Evans (773) 258-8500 kevans@chiul.org chiul.org	Chicago Women in Trades 2444 W 16th St Chicago, IL 60608 Jayne Vellinga (312) 942-1444 jvellinga@cwit2.org chicagowomenintrades2.org	ConstructConnect 3825 Edwards Road, #800 Cincinnati, OH 45209 Amanda Beyer (513) 458-5637, 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 Svetanoff (708) 709-3568 csvetanoff@prairiestate.edu prairiestate.edu	Federation of Women Contractors 8745 W. Higgins Road Suite 110 Chicago, IL 60631 Jaemie Neely (312) 360-1122 info@fwcchicago.com fwcchicago.com	HIRE360 Chicago 2540 S State Street Chicago, IL 60616 Deborah Whitaker (312) 575-2500 dwhitaker@hire360chicago.com Hire360Chicago.com
Hispanic American Construction Industry Association 850 W Lake St, #415 Chicago, IL 60661 Ivette Trevino, (312) 575-0389 itrevino@haciaworks.org Cindy Patino, (773) 900-2095 cpatino@haciaworks.org ncintron@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 jvory@ibcc.org illinoisblackchamber.org	Rainbow/PUSH Coalition 930 E 50th St Chicago, IL 60615 John Mitchell (773) 256-2766 jmitchell@rainbowpush.org rainbowpush.org
South Shore Chamber, Inc. 1750 E 71st St Chicago, IL 60649 Tonya Trice (773) 955-9508 trice@southshorechamberinc.org southshorechamberinc.org		U.S. Minority Contractors Association 1250 S. Grove Ave, #200 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 Cirdle Ave Forest Park, IL 60130 Mary Kay Monaghan (312) 613-1139 mkm@mkmservices.com wcoeusa.org

TECH REVIEW MEETING

Date/Time

July 16, 2026 at 11:30 a.m.

(Immediately following this meeting)

SITE VISIT

None has been scheduled.

Notwithstanding

- Failure of the Bidders to become familiar with the Project shall not relieve or alter the Bidder's responsibility for completing the Work as required by the Contract Documents.

Procurement Details

REQUEST FOR INFORMATION (RFI'S)

Sole Point of Contact

Dee Taylor, Contract Officer

dee.taylor@cityofchicago.org

Deadline

Current: July 28, 2026 by 4:00 p.m.

Addenda

None issued to date

Procurement Details

BID DUE DATE/TIME

Due Date/Time

Tuesday, August 4, 2026, at 11:00 a.m.

(Subject to Change via Addendum)

Virtual Meeting Details

NOTE: The Bid Opening will be streamed **LIVE** and will be **RECORDED** and **AVAILABLE** on our website for viewing on PBC's Home Page www.pbcchicago.com and on the Current Opportunity page for this project found here: <https://pbcchicago.com/opportunities/c1630shermanparkbranchlibraryreno/>

Procurement Details

BID SUBMISSION REQUIREMENTS

Electronic Submission

ONE (1) EMAIL, that includes the following three (3) documents:

One complete copy of bid document

- Original Signatures ([blue ink](#)) or Digital Signature
- Include Bid Bond
- PDF document should be a searchable PDF document and **not a scanned copy**, with the exception of documents only available as a copy.. (e.g. copies of licenses)

One complete copy of **Master Bid Form document in PDF format**

One complete copy of **Master Bid Form document in EXCEL format**

Email to: dee.taylor@cityofchicago.org **AND** pbc-procurement@cityofchicago.org

If Hardcopy Submission Needed

- *Bidders who are unable to submit their bids electronically may request instruction for submitting a “hard copy” of their bid in writing to Dee Taylor at: dee.taylor@cityofchicago.org*

Procurement Details

PRE-AWARD MEETING

Date/Time

Thursday, August 6, 2026 at 11:00 a.m. (Virtual)

(Subject to Change via Addendum)

The Lowest Responsive and Responsible Bidder shall be required to:

- Have, at minimum, the Project Executive, Project Manager (if known), and Cost Estimator in attendance
- Invite principals of all MBE/WBE Subcontractors listed on Schedule D
- Provide and be prepared to discuss the Schedule of Values (if applicable) for the project
- Provide a list of Pre-Award meeting attendees in advance of the meeting

NOTICE OF AWARD

Anticipated Schedule

- Anticipated release of the Notice of Award (NOA) is [August 2026](#) following the PBC Board of Commissioners Meeting
- Successful General Contractor will be required to provide compliant Certificate of Insurance and Payment and Performance Bond within 7 days of NOA issuance

Book 1 & 2 Highlights

Highlights

Budget, Staffing, and Additional Requirements

- Estimated Construction Budget (Book 1, Page 4) – \$2,500,000 - \$2,600,000
- Mandatory Project Staffing (Book 1, Page 5)
- Scheduling Software Requirements (Book 1, Page 6)
- Liquidated Damages (Book 1, Page 6)
- Prevailing Wage Rates (Book 1, Page 7 and Page 38)

Highlights

Joint Venture Opportunities

- Schedule B – Joint Venture Affidavit
- (Book 1, Page 23)
 - ❖ JV Agreement
 - ❖ Certification Letter

SCHEDULE B - Joint Venture Affidavit (1 of 3)

This form is not required if all joint venturers are MBE/Non-MBE or WBE/Non-WBE firms. In such case, however, a written joint venture agreement among the MBE/Non-MBE or WBE/Non-WBE firms should be submitted. Each MBE/WBE joint venturer must also attach a copy of their current certification letter.

A. Name of joint venture _____

B. Address of joint venture _____

C. Phone number of joint venture _____

D. Identify the firms that comprise the joint venture

1. Describe the role(s) of the MBE/WBE firm(s) in the joint venture. (Note that a "clearly defined portion of work" must here be shown as under the responsibility of the MBE/WBE firm.)

2. Describe very briefly the experience and business qualifications of each non-MBE/WBE joint venturer.

E. Nature of joint venture's business

F. Provide a copy of the joint venture agreement.

G. Ownership: What percentage of the joint venture is claimed to be owned by MBE/WBE? _____ %

H. Specify as to:

1. Profit and loss sharing _____ %

2. Capital contributions, including equipment _____ %

3. Other applicable ownership interests, including ownership options or other agreements which restrict ownership or control.

Highlights

THE BID FORM

PROJECT NAME:	Sherman Park Branch Library - Repairs and Renovations
CONTRACT NO:	C1630
PROJECT NO(S):	08325
FIRM NAME:	

BID FORM		
Bidders MUST use the Excel File available to bidders from the Springer Blueprint Planroom: (www.springerplanroom.com) or the PBC Website: (https://pbcchicago.com/opportunities/c1630shermanparkbranchlibraryreno/) to ensure accurate calculations for the Total Base Bid and Total Award Criteria. Please follow instructions on the Bid Form.		
LINE	DESCRIPTION	AMOUNT
1	Base Work Only	
2	Commission's Contract Contingency	\$ 133,000.00
3	Sitework Allowance	\$ 25,000.00
4	Environmental Allowance	\$ 20,000.00
5	TOTAL BASE BID (equals Line 1 + 2 + 3 + 4)	\$ 178,000.00
6	TOTAL AWARD CRITERIA FIGURE (based on Line 5)	\$ 178,000.00

The TOTAL will automatically populate HERE

Highlights

THE BID FORM – ADDT'L INFO

SURETY INFORMATION	
Name:	
Address:	

BIDDER'S INFORMATION	
Firm Name:	
Date:	

Enter your Surety & Firm Information in their respective sections

Highlights

PROJECT NAME:	Sherman Park Branch Library - Repairs and Renovations
CONTRACT NO:	C1630
PROJECT NO:	08325

AWARD CRITERIA FIGURE FORMULA	
	FORMULA
Line 1. (Based on Total Base Bid)	\$178,000.00
Line 2. Minority Journeyman (Maximum figure 0.70)	
Line 3. Multiply Line 2 by Line 1 by 0.04	\$0.00
	\$178,000.00
Line 4. Minority Apprentice (Maximum figure 0.70)	
Line 5. Multiply Line 4 by Line 1 by 0.03	\$0.00
	\$178,000.00
Line 6. Minority Laborer (Maximum figure 0.70)	
Line 7. Multiply Line 5 by Line 1 by 0.01	\$0.00
	\$178,000.00
Line 8. Female Journeyman (Maximum figure 0.15)	
Line 9. Multiply Line 8 by Line 1 by 0.04	\$0.00
	\$178,000.00
Line 10. Female Apprentice (Maximum figure 0.15)	
Line 11. Multiply Line 10 by Line 1 by 0.03	\$0.00
	\$178,000.00
Line 12. Female Laborer (Maximum figure 0.15)	
Line 13. Multiply Line 12 by Line 1 by 0.01	\$0.00
	\$178,000.00
Line 14. Total of Lines 3, 5, 7, 9, 11, and 13	\$0.00
Line 15. Total Award Criteria	\$178,000.00
TOTAL AWARD CRITERIA (Line 15)	\$178,000.00

Accepted by the Commission

BIDDER'S INFORMATION	
Firm Name:	
Date:	

NOTES/INSTRUCTIONS
1. Prior to submitting your bid electronically, please do the following: a. Ensure Lines 2, 4, 6, 8, 10, and 12 in the Formula column and the Bidder's Information section have been populated. b. Save the file. c. Convert the file to PDF. d. Include copy of the Award Criteria Figure worksheet within the scanned copy of the bid. e. Attach the PDF and Excel version, along with the scanned copy of the bid. f. Send email to: PBC-procurement@cityofchicago.org and dee.taylor@cityofchicago.org.
2. Line 1. (Based on Total Base Bid) automatically populates from Bid Form.
3. Bidder is to populate Lines 2, 4, 6, 8, 10, and 12 (fields shaded Light Green).
4. Lines 2, 4, 6, 8, 10, and 12 are to be entered in decimals. (ie 5% participation = 0.05, 15% participation = 0.15, 50% participation = .50)
5. TOTAL AWARD CRITERIA automatically populates.

AWARD CRITERIA FIGURE

Enter individual figures
HERE

The TOTAL will automatically
populate HERE

BASIS OF AWARD

(Book 1, Page 10)

- Award will be made to the responsible Bidder submitting the Lowest Award Criteria Figure (Line 6 of the Bid Form) and otherwise responsive to all the requirements of the Contract Documents as determined by the Commission.
- Firms are required to **fill out the entire BID FORM** to be considered responsive.
- The Commission reserves the right to reject any and all bids wherever such rejection is in the best interest of the Commission.
- Bids that the PBC considers to be materially unbalanced will be rejected.

Compliance

Compliance

MBE/WBE PARTICIPATION

MBE/WBE Goals

26%, MBE/WBE, in aggregate

MBE/WBE Certifications

- City of Chicago
- Cook County

MBE/WBE Special Conditions

Book 2, Article 23

Compliance: Certification

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 be counted as an MBE/WBE firm by the PBC.



Award Criteria Figure

Maximum 70%

Minority Journeyworker,
Apprentice, and;
Laborer

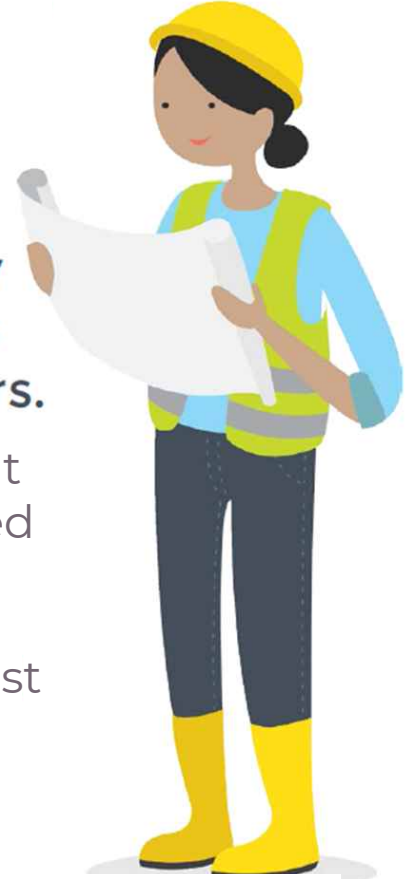
Maximum 15%

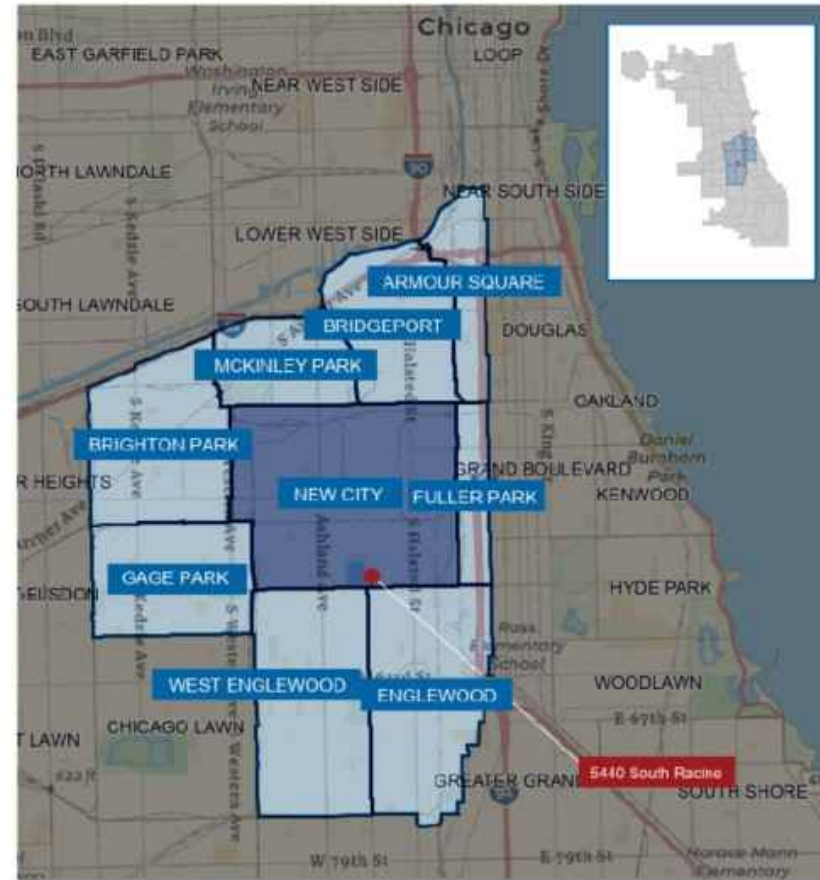
Female Journeyworker,
Apprentice, and;
Laborer

City Residency & Community Hiring

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.

- ☑ **Community hiring requirement:** at least 7.5% of project labor performed by community residents
- ☑ **City residency requirement:** at least **50%** of project labor performed by residents of the city of Chicago





Sherman Park Branch Library Repairs and Renovations

- Project location
- Project Area
- Community Areas

Community Hiring MAP

MBE/WBE COMPLIANCE

Documentation and Monitoring

- B2Gnow: MBE/WBE Compliance monitoring
- Established Business, Manufacturers, Suppliers, and Brokers
- Schedule D
- Schedule C

PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE D - Affidavit of General Contractor Regarding MBE/WBE Participation (1 of 2)

Name of Project: _____

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

In connection with the above-captioned contract, I HEREBY DECLARE AND AFFIRM that I am the

Title and duly authorized representative of

Name of General Contractor whose address is

in the City of _____, State of _____

and that I have personally reviewed the material and facts submitted with the attached Schedules of MBE/WBE participation in the above-referenced Contract, including Schedule C and Schedule B (if applicable), and the following is a statement of the extent to which MBE/WBE firms will participate in this Contract if awarded to this firm as the Contractor for the Project.

Name of MBE/WBE Contractor	Type of Work to be Done in Accordance with Schedule C	Dollar Credit Toward MBE/WBE Goals	
		MBE	WBE
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total Net MBE/WBE Credit		\$	\$
Percent of Total Base Bid		%	%

The General Contractor may count toward its MBE/WBE goal a portion of the total dollar value of a contract with a joint venture equal to the percentage of the ownership and control of the MBE/WBE partner.

PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE D - Affidavit of General Contractor Regarding MBE/WBE Participation (2 of 2)

The Undersigned will enter into a formal agreement for the above work with the above-referenced MBE/WBE firms, conditioned upon performance as Contractor of a Contract with the Commission, and will do so within five (5) business days of receipt of a notice of Contract award from the Commission.

Additionally, the Undersigned certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated any City or Sister Agency policy, codes, state, federal or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the Contractor becomes aware of such information, it must immediately disclose it to the Commission.

BY:

Name of Contractor (Print)

Date

Phone

IF APPLICABLE:

BY:

Joint Venture Partner (Print)

Date

Phone/FAX

Signature

Name (Print)

Signature

Name (Print)

MBE ____ WBE ____ Non-MBE/WBE ____



Schedule D

Schedule C



PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE C - Letter of Intent from MBE/WBE (1 of 2)
To Perform As
Subcontractor, Subconsultant, and/or Material Supplier

Name of Project:

Project Number:

FROM:

MBE _____ WBE _____

(Name of MBE or WBE)

TO:

and Public Building Commission of Chicago

(Name of Bidder)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

a Sole Proprietor

a Corporation

a Partnership

a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated _____.

In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE C - Letter of Intent from MBE/WBE (2 of 2)
To Perform As
Subcontractor, Subconsultant, and/or Material Supplier

PARTIAL PAY ITEMS

For any of the above items that are partial pay items, specifically describe the work and subcontract dollar amount:

If more space is needed to fully describe the MBE/WBE firm's proposed scope of work and/or payment schedule, attach additional sheet(s).

SUB-SUBCONTRACTING LEVELS*

% of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.

% of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.

*If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above. If more than 10% percent of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The Undersigned (Contractor) will enter into a formal agreement for the above work with the Bidder, conditioned upon its execution of a contract with the Public Building Commission of Chicago, and will do so within five (5) working days of receipt of a notice of Contract award from the Commission.

Additionally, the Undersigned certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated any City or Sister Agency policy, codes, state, federal or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the Contractor becomes aware of such information, it must immediately disclose it to the Commission.

BY:

Name of MBE/WBE Firm (Print)

Date

Phone

Signature

Name (Print)

IF APPLICABLE:

BY:

Joint Venture Partner (Print)

Date

Phone

Signature

Name (Print)

MBE _____ WBE _____ Non-MBE/WBE _____

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PBC CONTACT

Dee Taylor

dee.taylor@cityofchicago.org

Technical Review

Project Overview

Current Conditions

- New roof needed in 3-4 years
- HVAC replacement needed
- Stairwells are a source of water in the lower level
- Overall paint and carpet refresh needed
- Higher visibility needed for the branch from all sides
- Ramp and restrooms need ADA upgrades
- No study rooms or teen spaces
- Community room is partially used by staff
- Power outlets are raised boxes which are a tripping hazard
- Reference & service desks cover a large portion of public space
- ADA staff workspace needed



Project Overview

Vision for CPL Capital Facilities

1. Warm, Safe and Dry

Ensure locations and spaces are in good condition and are comfortable for the people who use them.

2. Accessible and Welcoming

New interventions begin with service excellence and patrons' first impression.

3. Flexible and Future-Minded

Spaces, furniture and shelving allow for changes as patron and neighborhood needs change and evolve.

4. Focused on Access

Prioritize technology and wiring upgrades, programming, and support for digital literacy. Books and collections are easier to explore and browse.

5. Strengthen Neighborhood

A variety of spaces to welcome the community and encourage access to all library services.

Project Overview

Project Location



Project Overview

Renovation Scope

1. **Safe doors and exits**
 - New exits signs and emergency lights
 - New exit doors
 - New keycard entry system
2. **A watertight building**
 - New roof
 - Drainage and stairwell access point upgrades
 - Plaster repair
 - New staff areas and breakroom in the lower level
3. **Comfortable spaces in all seasons**
 - New HVAC units, damper, and exhaust fans
 - Building Automation System for remote modification
 - Lighting control system
 - New water heater



**Warm, Safe
and Dry**

Project Overview

Renovation Scope

1. **All patrons can access, navigate, and feel welcome in the branch**
 - New ramp with correct slopes
 - New entry door and auto-operator
 - Accessible work and break space to first floor
 - Full public restroom renovations
2. **The branch exterior is welcoming and clean with a clear entry point**
 - New front-facing stair
 - New light fixtures
 - Restored and replaced signage
 - Cleaned stonework
 - Removal of window grates
 - Enhanced back stair enclosures
3. **Patrons know where to find staff for assistance**
 - New combined staff desk for circulation and reference
 - New and refreshed staff spaces
 - Removal of staff reference desks to allow increased patron space



Project Overview

Renovation Scope

1. **A community room that can do it all**
 - Powered for digital literacy and tech classes
 - Modular storage and room divider for teens
 - Flooring and finishes for messy makerspace work
2. **Support for a variety of patron working styles and needs**
 - New study room
 - Study pods, lounge chairs, and tables (by CPL)
 - Tech classroom setup (by CPL)
 - Tables with integrated power (by CPL)
 - Rolling book displays (by CPL)

**Flexible &
Future-Minded**



Project Overview

Renovation Scope

1. **Access to technology and creative tools**
 - New CAT6 wiring
 - New floor outlets
 - Video conferencing in the study room
 - Community room setup for classes and maker events
 - Assistive resources suite
2. **Building a neighborhood of readers**
 - Shorter, easier to reach shelving
 - Book displays and browser shelves
 - Lounge furniture for families and adults
 - More space for patrons to spread out and feel comfortable

**Focused on
Access**



Project Overview

Renovation Scope

1. **A place to gather**
 - Meeting room that can be reconfigured and divided for all types of uses
 - Reservable study room for small group gatherings
2. **A neighborhood hub**
 - Enhanced visibility from the street
 - New art (by CPL)
 - Removal of grates and chain link fencing
3. **Supported staff**
 - Upgraded and expanded break spaces and office spaces
 - Staff workroom on first floor

**Strengthen the
Neighborhood**



Project Overview

Lower Level Floor Plan



MECHANICAL ROOM:

1. NEW AIR HANDLING UNIT.
2. LIMITED MECHANICAL UPGRADES.
3. REPLACE EXTERIOR DOOR.
4. NEW EQUIPMENT B.A.S.

STAFF BREAK AREA:

1. NEW CABINETRY, SINK & REFRIGERATOR.
2. NEW STAFF LOCKERS.
3. NEW FLOOR, WALL & CEILING FINISHES.
4. NEW LED LIGHTING.
5. REPLACE EXTERIOR DOOR.

RESTROOMS:

1. REMODEL FOR ADA WHERE POSSIBLE.
2. NEW PLUMBING FIXTURES & RESTROOM ACCESSORIES.
3. NEW FLOOR, WALL & CEILING FINISHES.
4. NEW LED LIGHTING.

SUPPORT:

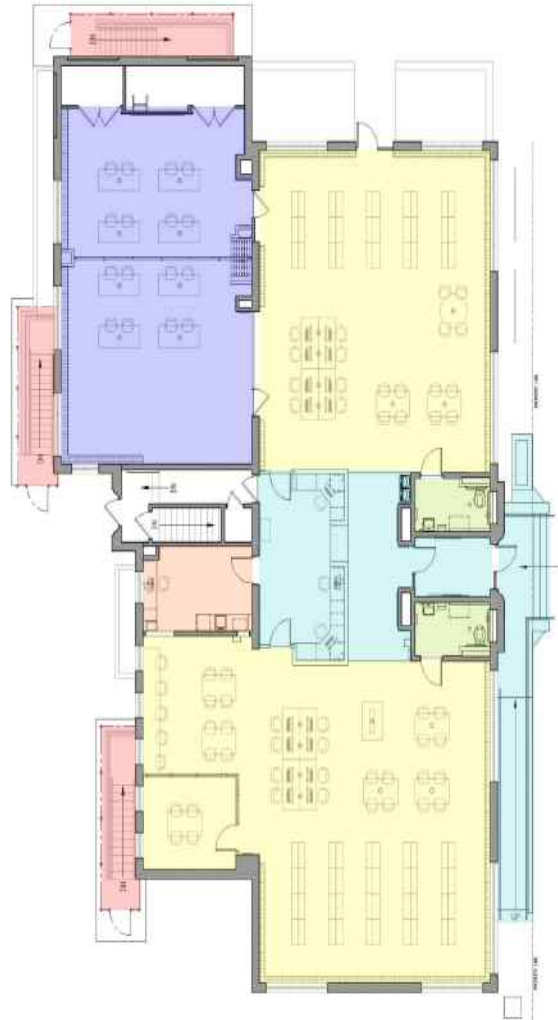
1. ADD I.T. CLOSET.
2. PROVIDE CAT-6A CABLING THROUGHOUT LIBRARY.
3. NEW FLOOR, WALL & CEILING FINISHES.
4. NEW LED LIGHTING.

STAFF WORK AREA:

1. ADD NEW OFFICE
2. ELECTRICAL & DATA UPGRADES FOR WORKSTATIONS.
3. NEW FLOOR, WALL & CEILING FINISHES.
4. NEW LED LIGHTING.
5. REPLACE EXTERIOR DOOR.

Project Overview

Ground Level Floor Plan



READING AREAS:

1. ELECTRICAL & DATA UPGRADES.
2. NEW FLOOR, WALL & CEILING FINISHES.
3. REPLACE EXTERIOR ENTRANCE.
4. NEW LED LIGHTING.
5. ADD GLAZED STUDY ROOM.
6. NEW WINDOW SHADES.

STAFF BREAK/WORK AREA:

1. NEW ADA CABINETS, SINK & REFRIGERATOR.
2. NEW ADA STAFF LOCKERS.
3. NEW ADA WORK AREA.
4. NEW FLOOR, WALL & CEILING FINISHES.
5. NEW LED LIGHTING.

RESTROOMS:

1. REMODEL FOR ADA.
2. NEW PLUMBING FIXTURES & RESTROOM ACCESSORIES.
3. NEW FLOOR, WALL & CEILING FINISHES.
4. NEW LED LIGHTING.

ENTRY & CIRCULATION:

1. NEW ADA ENTRANCE RAMP & STEPS.
2. NEW ENTRY VESTIBULE ENTRANCES.
3. NEW CENTRAL CIRCULATION DESK.
4. NEW ADA WATER COOLERS.
4. NEW FLOOR, WALL & CEILING FINISHES.
5. NEW LED LIGHTING.

MEETING AREA:

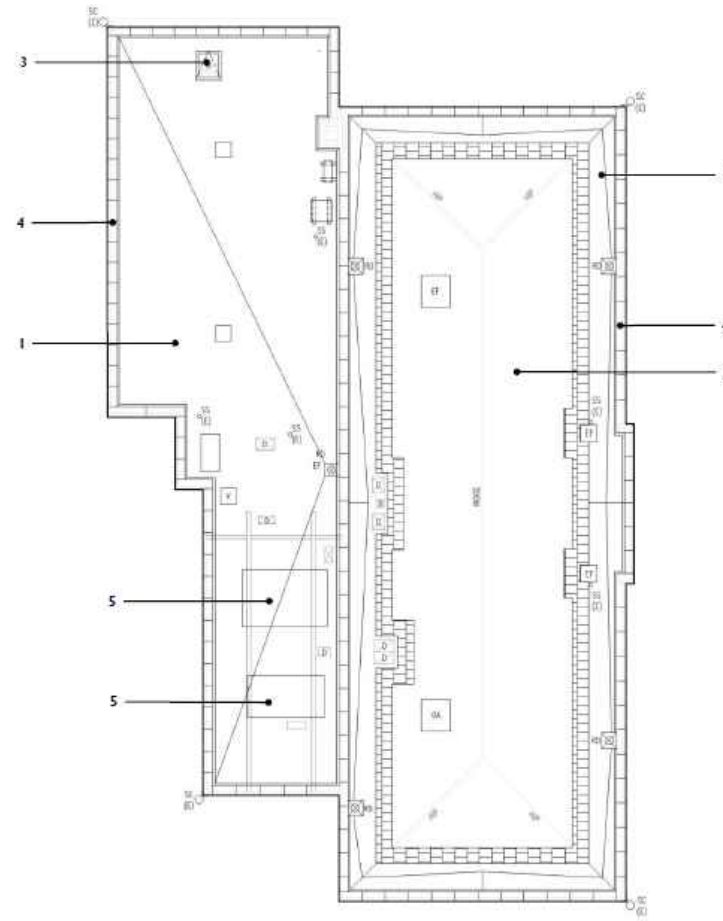
1. PROVIDE NEW OPERABLE PARTITION.
2. ELECTRICAL & DATA UPGRADES.
3. NEW FLOOR, WALL & CEILING FINISHES.
4. NEW LED LIGHTING.
5. NEW WINDOW SHADES.

STAIRWELL ENCLOSURES:

1. REPLACE EXISTING CHAIN LINK ENCLOSURES WITH ARCHITECTURAL METAL ENCLOSURES.

Project Overview

Roof Level Plan

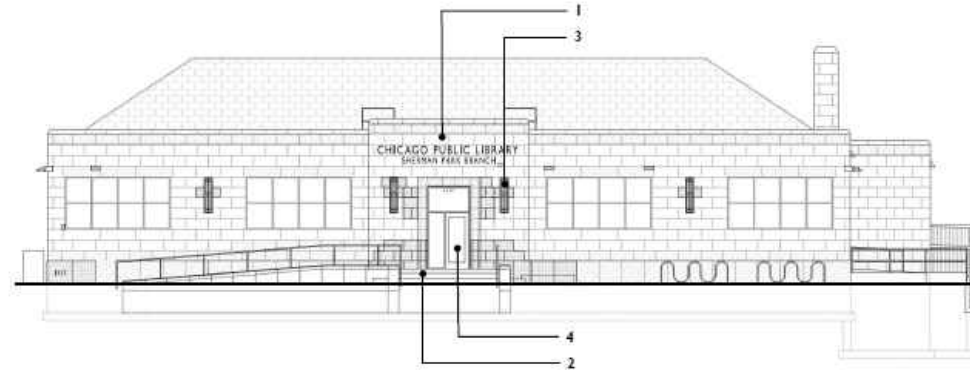


KEY NOTES:

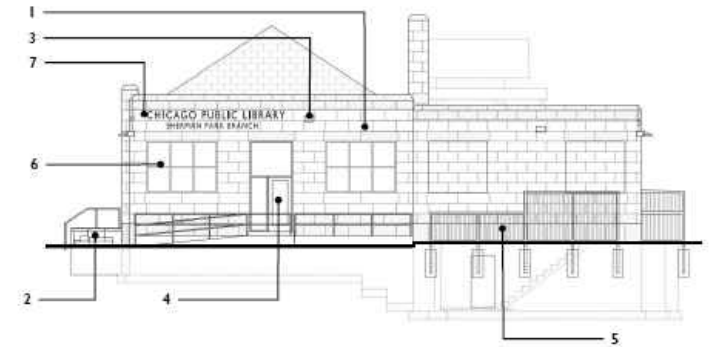
1. NEW LOW-SLOPE MODIFIED BITUMEN ROOF.
2. REPAIR EXISTING SLATE TILE ROOF.
3. NEW ROOF HATCH.
4. NEW COPING TEES.
5. NEW AIR HANDLING UNITS.

Project Overview

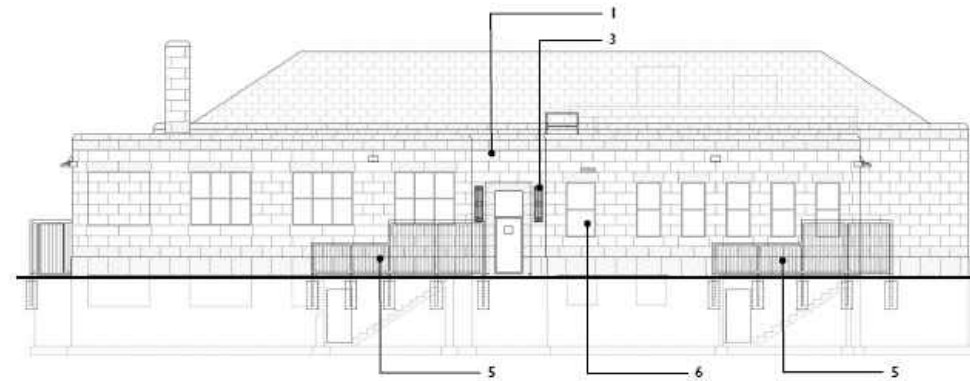
Roof Level Plan



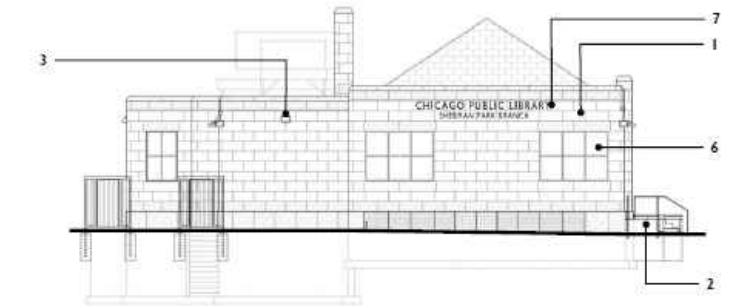
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Construction Overview

Construction Site Logistics



Construction Overview

Key Project Considerations

- Stakeholder Parameters & Criteria: Design and Construction Excellence
- Project Time of Completion Requirements and Critical Dates
- Project Phasing and Logistics
- Environmental Abatement Coordination
- Coordination of Owner provided FF&E scope
- CDOT Public Right of Way (PROW) Coordination
- Coordination for Library Closure
- Execution Strategy: Safety, QA/QC, Construction Management and Closeout

Construction Overview

Anticipated Project Schedule

Community Engagement

Contractor Procurement [GC]

PBC Board Approval

Notice of Award [NOA]

Notice to Proceed [NTP]

Full Branch Library Closure

Construction: Interior and Exterior Renovations

Project Completion

Project Turn-Over/Opening

Q2 2025 – Project Completion

June – August 2026

August 2026

August 2026

August 2026

November 2026

December 2026 – October 2027

October 2027

Q4 2027

Q&A