BOOK 1

Public Building Commission
and
Burling Builders, Inc

CONTRACT NO. PS3102

DFSS BRONZEVILLE REGIONAL SENIOR CENTER
4711-4755 South Calumet Avenue
Chicago, Illinois



Mayor Brandon Johnson, Chairman
Ray Giderof
Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO
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DESIGN-BUILD AGREEMENT BETWEEN COMMISSION AND DESIGN-BUILDER

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ARTICLE 1
AGREEMENT

This Design-Build Agreement ("Agreement") is made as January 27, 2026 (the "Effective Date"), by and between the Public Building Commission of Chicago, a municipal corporation and body politic organized and operating under the Constitution of the State of Illinois ("Commission") and Burling Builders, Inc., located at 44 West 60th Street, 2nd Floor, Chicago, Illinois 60621 ("Design-Builder") for design-build services ("Services") in connection with the following Project:

DFSS BRONZEVILLE REGIONAL SENIOR CENTER
4711-4755 South Calumet Avenue
Chicago, Illinois

WHEREAS, the Commission intends to undertake, on behalf of the Chicago Department of Fleet and Facility Management, ("User Agency") in collaboration with the Chicago Department of Family and Support Services, the design, construction, and delivery of a new Senior Center and related site development (the "Project") to be located on certain property commonly known as 4711-4755 South Calumet Avenue, Chicago, Illinois (the "Project Site"); and

WHEREAS, the Commission requires certain services necessary and appropriate in order to design, construct and deliver the Project, and desires to retain the Design-Builder to perform such services on the terms and conditions set forth in this Agreement; and

WHEREAS, the Design-Builder desires to be so retained and has represented to the Commission that it has the knowledge, skill, experience and other resources to perform such services in the manner provided by this Agreement; and

WHEREAS, the Commission has relied upon the Design-Builder's representations in selecting the Design-Builder to perform such services on the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises, agreements and covenants set forth herein, the parties hereby agree as follows:

ARTICLE 2
GENERAL PROVISIONS

2.1 RECITALS. The above Recitals are incorporated herein by reference.

2.2 RELATIONSHIP. The Commission and the Design-Builder agree to proceed with the Project on the basis of trust, good faith, and fair dealing and shall take all actions reasonably necessary to perform this Agreement in an economical and timely manner, including consideration of design modifications and alternative materials or equipment that will permit the Scope of Work to be constructed within the Guaranteed Maximum Price (GMP) Project Cost Proposal/Cost Form and by the Dates of Substantial Completion and Final Completion for the Scope of Work. The Design-Builder agrees to procure or furnish, as permitted by the laws of Illinois, the design phase services and construction phase services as set forth below.

2.2.1 The Design-Builder represents that it is an independent contractor and that it is familiar with the type of work it is undertaking.

2.2.2 Neither the Design-Builder nor any of its agents or employees shall act on behalf of or in the name of the Commission unless authorized in writing by the Commission's Representative.

2.2.3 The Commission and the Design-Builder shall perform their obligations with integrity, ensuring at a minimum that:

2.2.3.1 Conflicts of interest shall be avoided or disclosed promptly to the other Party; and

2.2.3.2 The Design-Builder and the Commission warrant that they have not and shall not pay nor receive any contingent fees or gratuities to or from the other Party, including their agents, officers and employees, Subcontractors or others for whom they may be liable, to secure preferential treatment.

2.3 ARCHITECT/ENGINEER. Architectural and/or engineering services shall be procured from licensed, independent design professionals retained by the Design-Builder or furnished by licensed employees of the Design-Builder, as permitted by the law of the State of Illinois. The person or entity providing architectural and engineering services shall be referred to as the Architect/Engineer. If the Architect/Engineer is an independent design professional, the architectural and engineering services shall be procured pursuant to a separate agreement between the Design-Builder and the Architect/Engineer. The Design Architect for the Project is **RADA Architects Ltd**.

2.4 EXTENT OF AGREEMENT. This Agreement is solely for the benefit of the Parties, represents the entire and integrated agreement between the Parties, and supersedes all prior negotiations, representations or agreements, either written or oral. The Commission and the Design-Builder agree to look solely to each other with respect to the performance of the Agreement. The Agreement and each and every provision are for the exclusive benefit of the Commission and the Design-Builder and not for the benefit of any third party nor any third-party beneficiary except to the extent expressly provided in the Agreement.

2.5 DEFINITIONS

2.5.1 The Contract Documents consist of:

a. Change Orders and written amendments to this Agreement including exhibits and appendices, signed by both the Commission and the Design-Builder;
b. this Agreement except for the existing Contract Documents set forth in item (e) below;
c. the most current documents approved by the Commission;
d. the information provided by the Commission pursuant to Clause 4.1.2.1;
e. the Contract documents in existence at the time of execution of this Agreement which are set forth in Article 15; and
f. the Commission's Program provided pursuant to Subparagraph 4.1.1.
g. In case of any inconsistency, conflict, or ambiguity among the Contract Documents, the documents shall govern in the order in which they are listed above; further, Book 1 will govern over Book 2.

2.5.2 Day shall mean calendar day, unless otherwise specifically defined.

2.5.3 Design-Builder's Fee means the compensation paid to the Design-Builder for salaries and other mandatory or customary compensation of the Design-Builder's employees at its principal and branch offices except employees listed in Subparagraph 7.1.3, general and administrative expenses of the Design-Builder's principal and branch offices other than the field office, and the Design-Builder's capital expenses, including interest on the Design-Builder's capital employed for the Work, and profit.

2.5.4 Defective Work is any portion of the Work not in conformance with the Contract Documents as more fully described in Article 3.

2.5.5 Fast-track means accelerated scheduling which involves expedited permitting, project phasing early bid package procurement specifically related to long lead material, and working extended hours, shifts, and weekends as necessary.

2.5.6 Final Completion and Acceptance of the Work means the last date on which all of the following events have occurred: all Work, including punch-list work, has been completed by the Design-Builder in accordance with the Contract Documents, approved by the Architect/Engineer, and accepted by the Commission; Design-Builder's LEED responsibilities have been completed if applicable and approved by the Architect/Engineer; all deliverables, including closeout documentation such as warrantees, record documents, as-builts, etc. have been submitted by the Design-Builder and approved by the Architect/Engineer; and all other contractual requirements for final payment have been completed.

2.5.7 Guaranteed Maximum Price (GMP) Project Cost Proposal/Cost Form is the maximum amount to be paid by the Commission to design, construct, and deliver the Project as set forth on the Guaranteed Maximum Project Cost Proposal, as amended.

2.5.8 Material Supplier is a party or entity retained by the Design-Builder to provide material and equipment for the Work.

2.5.9 Others means other contractors and all persons at the Worksite who are not employed by Design-Builder, its Subcontractors or Material Suppliers.

2.5.10 Commission is the person or entity identified as such in this Agreement and includes the Commission's Representative.

2.5.11 Commission's Program is an initial description of the Commission's objectives, that may include budget and time criteria, space requirements and relationships, flexibility and expandability requirements, special equipment and systems, and site requirements.

2.5.12 Project as identified in Article 1, is the building, facility or other improvements for which the Design-Builder is to perform the Work under this Agreement. It may also include improvements to be undertaken by the Commission or Others.

2.5.13 Subcontractor, vendor, or supplier is a party or entity retained by the Design-Builder as an independent contractor to provide the onsite labor, materials, equipment or services necessary to complete a specific portion of the work. The term Subcontractor does not include the Architect/Engineer or any separate contractor employed by the Commission or any separate contractor's subcontractor.

2.5.14 Substantial Completion of the Work, designated portions of the Work, occur on the date when the Design-Builder's obligations are sufficiently complete in accordance with the Contract Documents, inspected and approved, in writing, by the Architect/Engineer, and accepted by the Commission such that the User can occupy the Project without disruption.

2.5.15 Terrorism means a violent act, or an act that is dangerous to human life, property or infrastructure, that is committed by an individual or individuals and that appears to be part of an effort to coerce a civilian population or to influence the policy or affect the conduct of any government by coercion. Terrorism includes but is not limited to, any act certified by the United States Secretary of Treasury as an act of terrorism pursuant to the Terrorism Risk Insurance Act, as amended.

2.5.16 Work is the Design Phase services procured or furnished in accordance with Article 3 and the GMP. Additional services that may be provided in accordance with Article 3 and other services which are necessary to complete the Project in accordance with and reasonably inferable from the Contract Documents.

2.5.17 Deliverables are any and all documents, including but not limited to plans, specifications, drawings, and reports prepared by the Design-Builder in the performance of the Work.

2.5.18 Project Site means the geographic area at the location mentioned in Article 1 where the Work is to be performed.

2.5.19 User Agency means the unit of local government on the behalf of which the Commission is undertaking the design and construction of the Project.

ARTICLE 3
DESIGN-BUILDER'S RESPONSIBILITIES

The Design-Builder shall be responsible for procuring or furnishing the design and for the construction of the Work consistent with the Commission's Program, as such Program may be modified by the Commission during the course of the Work. The Design-Builder shall exercise reasonable skill and judgment in the performance of its services consistent with Paragraph 2.2 but does not warrant nor guarantee schedules and estimates other than those that are part of the GMP proposal. The Design-Builder shall at all times comply in letter and spirit with, and demonstrate good faith efforts to achieve, the affirmative action goals of the Commission and its User Agency, as those goals may be set forth in the MBE/WBE Special Conditions for Design Build Contracts, Book 2, Article 23, attached hereto and incorporated by reference herein, and all other terms and provisions of this Agreement.

3.1 DESIGN PHASE SERVICES. In addition to the Design Phase Services set forth below, the Design-Builder shall provide those design services specified in **Exhibit 1 - Design Builder Design Services**, attached hereto and incorporated by reference herein.

3.1.1 PRELIMINARY EVALUATION. The Design-Builder shall review the Commission's Program to ascertain the requirements of the Project and shall verify such requirements with the Commission. The Design-Builder's review shall also provide to the Commission a preliminary evaluation of the site with regard to access, drainage, building placement and other considerations affecting the building, the environment and energy use, as well as information regarding applicable governmental laws, regulations and requirements. The Design-Builder shall also propose alternative architectural, civil, structural, mechanical, electrical and other systems for review by the Commission, to determine the most desirable approach on the basis of costs, technology, quality and speed of delivery. Based upon its review and verification of the Commission's Program and other relevant information the Design-Builder shall provide a Preliminary Evaluation of the Project's feasibility for the Commission's acceptance. The Design-Builder's Preliminary Evaluation shall specifically identify any deviations from the Commission's Program.

3.1.2 PRELIMINARY SCHEDULE. The Design-Builder shall prepare a preliminary schedule of the Work. The Commission shall provide written approval of milestone dates established in the preliminary schedule of the Work. The schedule shall show the activities of the Commission, the Architect/Engineer and the Design-Builder necessary to meet the Commission's completion requirements. The schedule shall be updated periodically with the level of detail for each schedule update reflecting the information then available. If an update indicates that a previously approved schedule will not be met, the Design-Builder shall recommend corrective action to the Commission in writing.

3.1.3 PRELIMINARY ESTIMATE. When sufficient Project Information has been identified, the Design-Builder shall prepare for the Commission's acceptance a preliminary estimate utilizing area, volume or similar conceptual estimating techniques. The estimate shall be updated periodically with the level of detail for each estimate update reflecting the information then available. If the preliminary estimate or any update exceeds the Commission's budget, the Design-Builder shall make recommendations to the Commission.

3.1.4 SCHEMATIC DESIGN DOCUMENTS. The Design-Builder shall submit for the Commission's written approval Schematic Design Documents, based on the agreed upon Preliminary Evaluation. Schematic Design Documents shall include drawings, outline specifications and other conceptual documents illustrating the Project's basic elements, scale, and their relationship to the Worksite. One set of these documents shall be furnished to the Commission. When the Design-Builder submits the Schematic Design Documents the Design-Builder shall identify in writing all material changes and deviations that have taken place from the Design-Builder's Preliminary Evaluation, schedule and estimate. The Design-Builder shall update the preliminary schedule and estimate based on the Schematic Design Documents.

3.1.5 PERMITS. The Design-Builder shall obtain and the Commission shall pay for all permits necessary for the construction of the Project. The cost of permits are included in the Design Fee Services. The Design-Builder may use **Exhibit - 15 Fee Waiver** (hereafter "Exhibit 15") when applicable during the duration of the Project.

3.1.6 DESIGN DEVELOPMENT DOCUMENTS. The Design-Builder shall submit for the Commission's written approval Design Development Documents based on the approved Schematic Design Documents. The Design Development Documents shall further define the Project including drawings and outline specifications fixing and describing the Project size and character as to site utilization, and other appropriate elements incorporating the structural, architectural, mechanical and electrical systems. One set of these documents shall be furnished to the Commission. When the Design-Builder submits the Design Development Documents, the Design-Builder shall identify in writing all material changes and deviations that have taken place from the Schematic Design Documents. The Design-Builder shall update the schedule and estimate based on the Design Development.

3.1.7 CONSTRUCTION DOCUMENTS. The Design-Builder shall submit for the Commission's written approval Construction Documents based on the approved Design Development Documents. The Construction Documents shall set forth in detail the requirements for construction of the Work and shall consist of drawings and specifications based upon codes, laws and regulations enacted at the time of their preparation. When the Design-Builder submits the Construction Documents, the Design-Builder shall identify in writing all material changes and deviations that have taken place from the Design Development Documents. Construction shall be in accordance with these approved Construction Documents. One set of these documents shall be furnished to the Commission prior to commencement of construction. If GMP has not been established the Design-Builder shall prepare a further update of the schedule and estimate based on the Construction Documents.

The Design-Builder acknowledges that the Commission selected the design-build method of project delivery in order to obtain the advantages associated with having the builder participate in the design process. Throughout the Design Phase, the Design-Builder shall provide value engineering services to assist the Commission in reducing design, construction, operation, and maintenance costs with respect to the Project, while maintaining or enhancing the Project's quality, efficiency, integrity, and functional performance.

3.1.8 OWNERSHIP OF DOCUMENTS

3.1.8.1 OWNERSHIP OF DRAWINGS AND DOCUMENTS. All Deliverables, data, findings or information in any form prepared, assembled or encountered by or provided to Design-Builder under this Agreement are property of the Commission, including all copyrights inherent in them or their preparation. During performance of the Work, Design-Builder is responsible for any loss or damage to the Deliverables, data, findings or information while in Design-Builder's or any subcontractor's possession. Any such lost or damaged Deliverables, data, findings or information must be restored at the expense of the Design-Builder. If not restorable, Design-Builder must bear the cost of replacement and of any loss suffered by the Commission.

3.1.8.2 COPYRIGHTS. Design-Builder and the Commission agree that, to the extent permitted by law, the Deliverables to be produced by Design-Builder at the Commission's instance and expense under this Agreement are conclusively considered "works made for hire" within the meaning and purview of Section 101 of the United States Copyright Act, 17 U.S.C. §101 *et seq.*, and that the Commission will be the sole copyright owner of the Deliverables and of all aspects, elements and components of them in which copyright can subsist, and of all rights to apply for copyright registration or prosecute any claim of infringement.

To the extent that any Deliverable does not qualify as a "work made for hire," Design-Builder hereby irrevocably grants, conveys, bargains, sells, assigns, transfers and delivers to the Commission, its successors and assigns, all right, title and interest in and to the copyrights and all U.S. and foreign copyright registrations, copyright applications and copyright renewals for them, and other intangible, intellectual property embodied in or pertaining to the Deliverables prepared for the Commission under this Agreement, and all goodwill relating to them, free and clear of any liens, claims, or other encumbrances, to the fullest extent permitted by law. Design-Builder will, and will cause all of its subconsultants and subcontractors, employees, agents and other persons within its control to execute all documents and perform all acts that the Commission may reasonably request in order to assist the Commission in perfecting its rights in and to the copyrights relating to the Deliverables, at the sole expense of the Commission. Design-Builder warrants to the Commission, its successors and assigns, that on the date of transfer Design-Builder is the lawful owner of good and marketable title in and to the copyrights for the Deliverables and has the legal rights to fully assign them. Design-Builder further warrants that it has not assigned and will not assign any copyrights and that it has not granted and

will not grant any licenses, exclusive or non-exclusive, to any other party, and that it is not a party to any other agreements or subject to any other restrictions with respect to the Deliverables. Design-Builder warrants and represents that the Deliverables are complete, entire and comprehensive, and that the Deliverables constitute a work of original authorship.

3.1.8.3 USE OF DOCUMENTS IN EVENT OF TERMINATION. In the event of a termination of this Agreement pursuant to Article 12, the Commission shall have the right to use, to reproduce, and to made derivative works of the Documents to complete the Project, regardless of whether there has been a transfer of copyright under Subparagraph 3.1.8.2, provided payment has been made pursuant to Paragraph 3.1.8.1.

3.1.8.4 COMMISSION'S USE OF DOCUMENTS AFTER COMPLETION OF PROJECT. After completion of the Project, the Commission may reuse, reproduce or make derivative works from the Documents solely for the purposes of maintaining, renovating, remodeling or expanding the Project at the Project Site. The Commission's use of the Documents without the Design-Builder's involvement or on other projects is at the Commission' sole risk, except for the Design-Builder's indemnification obligations pursuant to Article 11.

3.1.8.5 DESIGN-BUILDER'S USE OF DOCUMENTS. Where the Design-Builder has transferred its copyright interest in the Documents under Subparagraph 3.1.8.1, the Design-Builder may reuse Documents prepared by it pursuant to this Agreement in its practice, but only in their separate constituent parts and not as a whole.

3.1.8.6 The Design-Builder shall obtain from its Architect/Engineer, Subcontractors and consultants rights and rights of use that correspond to the rights given by the Design-Builder to the Commission in this Agreement, and the Design-Builder shall provide evidence that such rights have been secured.

3.2 DESIGN-BUILDER'S GMP will contain, as part of the estimated Cost of the Work, costs for the following categories/line item: General Conditions, Payment and Performance Bond, Insurance, Design Phase Services, Cost of Work, and Design-Builder's Fee.

3.2.1 COST REPORTING. The Design-Builder shall keep such full and detailed accounts as are necessary for proper financial management under this Agreement. The Design-Builder shall maintain a complete set of all books and records prepared or used by the Design-Builder with respect to the Project. The Design-Builder's records supporting its performance and billings under this Agreement shall be current, complete and accurate and maintained according to generally accepted accounting principles. The Commission shall be afforded reasonable access during normal business hours to all the Design-Builder's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda and similar data relating to this Agreement. The Design-Builder shall present all such records for a period of five years after the final payment or longer where required by law.

3.2.2 ERRORS AND OMMISSIONS. The Design-Builder shall, at no additional cost to the Commission, immediately make additions, changes and corrections to any documents prepared by Design-Builder necessitated by errors and omissions in the Design-Builder's performance of its services. In addition, the Design/Builder shall not be entitled to any compensation or adjustment in the Design Builder's Fee or the GMP for additional work required as a result of errors or omissions by Design-Builder in the course of the performance of its duties under this Agreement.

3.3 CONSTRUCTION PHASE SERVICES

3.3.1 The Construction Phase of the Scope of Work will commence upon the issuance of a written Notice to Proceed (NTP) by the Commission.

3.3.2 In order to complete the Work, the Design-Builder shall provide all necessary construction supervision, inspection, construction equipment, labor, materials, tools and subcontracted items.

3.3.3 The Design-Builder shall give all notices and comply with all laws and ordinances legally enacted at the date of execution of the Agreement which govern the proper performance of the Work.

3.3.4 The Design-Builder shall obtain all permits necessary for the construction of the Project. The cost of permits are a Cost of the Work. The Design-Builder may use Exhibit 15 when applicable during the duration of the Project.

3.3.5 The Design-Builder shall provide written reports daily to the Commission on the progress of the Work in such detail as is required by the Commission and as agreed to by the Commission and the Design-Builder.

3.3.6 The Design-Builder shall develop a system of cost reporting for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes in the Work. The reports shall be presented to the Commission at mutually agreeable intervals.

3.3.7 The Design-Builder shall regularly and properly remove debris and waste materials at the Worksite resulting from the Work. Prior to discontinuing Work in an area, the Design-Builder shall clean the area and remove all rubbish and its construction equipment, tools, machinery, waste and surplus materials. The Design-Builder shall minimize and confine dust and debris resulting from construction activities. At the completion of the Work, the Design-Builder shall remove from the Worksite all construction equipment, tools, surplus materials, waste materials and debris.

3.3.8 The Design-Builder shall prepare and submit to the Commission:

3.3.8.1 Final marked-up as built drawings; and

3.3.8.2 updated electronic data documenting the various elements of the Work including changes actually constructed or installed, or as defined by the Parties by attachment to the Agreement.

3.4 CONSTRUCTION MEANS AND METHODS. Design-Builder is solely responsible for the means, methods, techniques, sequences and procedures of construction within the parameters set forth by this Agreement. Nothing in this Section 3.4 shall be deemed to limit the Design-Builder's obligations to provide the Commission access to all Work as provided in other Sections of this Agreement, nor shall the Commission's observation of the Work at Construction Hold Points be construed to relieve the Design-Builder of its obligation to correct defective Work if defects are discovered after an observation.

3.5 SCHEDULE OF THE WORK. The Design-Builder shall prepare and submit a Schedule of Work for the Commission's acceptance and written approval as to milestone dates and activities pursuant to Article 10 of Book 2. This schedule shall indicate the dates for the start and completion of the various stages of the Work, including the dates when information and approvals are required from the Commission. The Schedule shall be revised as required by the conditions of the Work and as agreed upon by the Parties and as otherwise provided in Article 10 of Book 2.

3.6 SAFETY OF PERSONS AND PROPERTY

3.6.1 SAFETY PRECAUTIONS AND PROGRAMS. The Design-Builder shall have overall responsibility for safety precautions and programs in the performance of the Work. While the provisions of this Paragraph establish the responsibility for safety between the Commission and the Design Builder, they do not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of their work, nor for compliance with the provisions of applicable laws and regulations.

3.6.1.1 The Design-Builder shall seek to avoid injury, loss or damage to persons or property by taking reasonable steps to protect:

3.6.1.1.1 its employees and other persons at the Worksite;

3.6.1.2.1 materials, supplies and equipment stored at the Worksite for use in performance of the Work; and

3.6.1.3.1 the Project and all property located at the Worksite and adjacent to work areas, whether or not said property or structures are part of the Project or involved in the Work.

3.6.2 DESIGN-BUILDER'S SAFETY REPRESENTATIVE. The Design-Builder shall designate a Safety Representative for the Project. The Design-Builder shall submit a Project specific Safety Plan, prepared and approved by its Safety Representative. The Design-Builder's Safety Representative shall conduct regular site visits and participate in tool box meetings to ensure compliance with the Design-Builder's Safety Plan. The Design-Builder will immediately report in writing all accidents and injuries occurring at the Worksite to the Commission. When the Design-Builder is required to file an accident report with a public authority, the Design-Builder shall furnish a copy of the report to the Commission.

3.6.2.1 The Design-Builder shall provide the Commission with copies of all notices required of the Design-Builder by law or regulation. The Design-Builder's safety program shall comply with the requirements of all governmental authorities having jurisdiction over the Work.

3.6.2.2 Damage or loss not insured under property insurance which may arise from the performance of the Work to the extent of the negligence attributed to such acts or omissions of the Design-Builder, or anyone for whose acts the Design-Builder may be liable, or any third party, shall be promptly remedied by the Design-Builder. Damage or loss attributable to the acts or omissions of the Commission and not to the Design-Builder shall be promptly remedied by the Commission; provided, however, that the Commission may direct the Design-Builder to remedy such damage or loss, and the Commission shall pay for such remedy as a Cost of the Work.

3.6.2.3 If the Commission deems any part of the Work or Worksite unsafe, the Commission, without assuming responsibility for the Design-Builder's safety program, may require the Design-Builder to stop performance of the Work or take corrective measures satisfactory to the Commission, or both. If the Design-Builder does not adopt corrective measures, the Commission may perform them and reduce by the costs of the corrective measures the amount of the GMP, or in the absence of a GMP, the Cost of the Work as provided in Article 7. The Design-Builder agrees to make no claim for damages, for an increase in the GMP, compensation for Design Phase services, the Design-Builder's Fee or the Date of Substantial Completion or the Date of Final Completion based on the Design-Builder's compliance with the Commission's reasonable request.

3.7 HAZARDOUS MATERIALS

3.7.1 A Hazardous Material is any substance or material identified as hazardous under any federal, state or local law or regulation, or any other substance or material which may be considered hazardous or otherwise subject to statutory or regulatory requirements governing handling, disposal or clean-up. The Design-Builder shall not be obligated to commence or continue work until all Hazardous Material discovered at the Worksite has been removed, rendered or determined to be harmless by the Commission as certified by an independent testing laboratory approved by the appropriate government agency.

3.7.2 If after the commencement of the Work, Hazardous Material is discovered at the Project, the Design-Builder shall be entitled to immediately stop Work in the affected area. The Design-Builder shall report the condition to the Commission and, if required, the government agency with jurisdiction.

3.7.3 The Design-Builder shall not be required to perform any Work relating to or in the area of Hazardous Material without written mutual agreement.

3.7.4 The Commission shall be responsible for retaining an independent testing laboratory to determine the nature of the material encountered and whether it is a Hazardous Material requiring corrective measures or remedial action. Such measures shall be the sole responsibility of the Commission. The Design-Builder shall resume Work in the area affected by any Hazardous Material only upon written agreement between the Parties after the Hazardous Material has been removed or rendered harmless and only after approval, if necessary, of the governmental agency or agencies with jurisdiction.

3.7.5 If the Design-Builder incurs additional costs or is delayed due to the presence or remediation of Hazardous Material, the Design-Builder shall be entitled to an equitable adjustment in the GMP, compensation for Design Phase services, the Design-Builder's Fee or the Date of Substantial Completion or the Date of Final Completion.

3.7.6 Material Safety Data (MSD) sheets as required by law and pertaining to materials or substances used or consumed in the performance of the Work, whether obtained by the Design-Builder, Subcontractors, the Commission or Others, shall be maintained at the Project by the Design-Builder and made available to the Commission and Subcontractors.

3.7.7 During the Design-Builder's performance of the Work, the Design-Builder shall be responsible for the proper handling of all materials brought to the Worksite by the Design-Builder. Upon issuance of the Certificate of Substantial Completion, the Commission shall be responsible under this Paragraph for materials and substances brought to the site by the Design-Builder if such materials or substances are required by the Contract Documents.

3.7.8 The terms of this Paragraph 3.7 shall survive the completion of the Work under this Agreement or any termination of this Agreement.

3.8 WARRANTIES AND COMPLETION

3.8.1 The Design-Builder warrants that all materials and equipment furnished under the Construction Phase of this Agreement will be new unless otherwise specified, of good quality, in conformance with the Contract Documents, and free from defective workmanship and materials. Warranties shall commence on the Date of Substantial Completion of the Work. The Design-Builder agrees to correct all construction performed under this Agreement which is defective in workmanship or materials within a period of one year from the Date of Substantial Completion or for such longer periods of time as may be set forth with respect to specific warranties required by the Contract Documents.

3.8.2 To the extent products, equipment, systems or materials incorporated in the Work are specified and purchased by the Commission, they shall be covered exclusively by the warranty of the manufacturer. There are no warranties which extend beyond the description on the face of any such warranty. The Design-Builder shall assist the Commission in pursuing warranty claims. ALL OTHER WARRANTIES EXPRESSED OR IMPLIED INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

3.8.3 The Design-Builder shall secure any and all required certificates of inspection, testing or approval and deliver them to the Commission.

3.8.4 The Design-Builder shall collect all written warranties and equipment manuals and deliver them to the Commission in a format directed by the Commission.

3.8.5 The Design-Builder shall direct the commissioning checkout of utilities and start- up operations and adjusting and balancing of systems and equipment for readiness.

3.9 CONFIDENTIALITY. The Design-Builder shall treat as confidential and not disclose to third persons, except Subcontractors, Sub-subcontractors and the Architect/Engineer as is necessary for the performance of the Work or use for its own benefit any of the Commission's developments, confidential information, know-how, discoveries, production methods and the like that may be disclosed to the Design-Builder or which the Design-Builder may acquire in connection with the Work. The Commission shall treat as confidential information all of the Design-Builder's estimating systems and historical and parameter cost data that may be disclosed to the Commission in connection with the performance of this Agreement. The Commission and the Design-Builder shall each specify those items to be treated as confidential and shall mark them as "Confidential." Notwithstanding the foregoing, the Parties acknowledge and agree that the Commission is a unit of local government, and as such is subject to Freedom of Information Act, 5 ILCS 140/1 et seq. Design-Builder will not issue any publicity, news releases or grant press interviews, and, except as may be required by law during or after the performance of this Agreement, disseminate any information regarding its Work or the Project to which the Work pertains without the prior written consent of the Commission.

If Design-Builder is presented with a request for documents by any administrative agency, or with a subpœna duces tecum regarding any records, data or documents which may be in Design-Builder's possession by reason of this Agreement, Design-Builder shall immediately give notice to the Commission and its legal counsel with the understanding that the Commission will have the opportunity to contest such process by any means available to it before the records or documents are released to a court or other third party. Design-Builder is not, however, obligated to withhold the delivery beyond the time ordered by the court or administrative agency unless the subpœna or request is quashed, or the time to produce is otherwise extended.

3.10 ADDITIONAL SERVICES. The Design-Builder shall provide or procure the following Additional services upon the request of the Commission. A written amendment to this Agreement between the Commission and the Design-Builder shall define the extent of such Additional services before they are performed by the Design-Builder. If a GMP has been established for the Work or any portion of the Work, such Additional services shall be considered a change in the Work.

3.10.1 Development of the Commission's Program, establishing the Project budget, investigating sources of financing, general business planning and other information and documentation as may be required to establish the feasibility of the Project.

3.10.2 Consultations, negotiations, and documentation and supporting the procurement of Project financing.

3.10.3 Surveys, site evaluations, legal descriptions and aerial photographs.

3.10.4 Appraisals of existing equipment, existing properties, new equipment and developed properties.

3.10.5 Soils, subsurface and environmental studies, reports and investigations required for submission to governmental authorities or others having jurisdiction over the Project.

3.10.6 Consultations and representations before governmental authorities or others having jurisdiction over the Project other than normal assistance in securing building permits.

3.10.7 Investigation or making measured drawings of existing conditions or the reasonably required verification of Commission-provided drawings and information. Artistic renderings, models and mockups of the Project or any part of the Project or the Work.

3.10.8 Interior design and related services, including procurement and placement of furniture, furnishings, artwork and decorations.

3.10.9 Making revisions to the Design Development or Construction Documents or documents forming the basis of the GMP after they have been approved by the Commission, and which are due to causes beyond the control of the Design-Builder. Causes beyond the control of the Design-Builder do not include acts or omissions on the part of Subcontractors, Material Suppliers, Sub-subcontractors or the Architect/Engineer.

3.10.10 Design, coordination, management, expediting and other services supporting the procurement of materials to be obtained or work to be performed, by the Commission, including but not limited to telephone systems, computer wiring networks, sound systems, alarms, security systems and other specialty systems which are not a part of the Work.

3.10.11 Estimates, proposals, appraisals, consultations, negotiations and services in connection with the repair or replacement of an insured loss, provided such repair or replacement did not result from the negligence of the Design-Builder.

3.10.12 Out-of-town travel by the Architect/Engineer in connection with the Work, except between the Architect/Engineer's office, the Design-Builder's office, the Commission's office and the Worksite.

3.10.13 Obtaining service contractors and training maintenance personnel, assisting and consulting in the use of systems and equipment after the initial start-up.

3.10.14 Services for tenant or rental spaces not a part of this Agreement.

3.10.15 Services requested by the Commission or required by the Work which are not specified in the Contract Documents and which are not normally part of generally accepted design and construction practice.

3.10.16 Serving or preparing to serve as an expert witness in connection with any proceeding, legal or otherwise, regarding the Project.

3.10.17 Providing services relating to Hazardous Material discovered at the Worksite.

3.10.18 Other services as agreed to by the Parties.

3.11 STANDARD OF CARE

3.11.1 Design-Builder shall perform all services required by this Agreement with that degree of skill, care and diligence consistent with the professional standards prevailing in the Chicago metropolitan area for services of comparable scope and magnitude.

3.11.2 Design-Builder is and remains responsible for the professional and technical accuracy of all services or Deliverables furnished, whether by Design-Builder, the Architect Engineer, or others on its or their behalf. All Deliverables must be prepared in a form and content satisfactory to the Commission and delivered in a timely manner consistent with the requirements of this Agreement. Subsequent editions of design Deliverables, including drawings and specifications, shall supersede earlier editions, provided that any items that have changed on the design Deliverables are explicitly noted. Subsequent design Deliverables shall represent further development of the design Deliverables and shall not change or omit previously approved features or elements unless such differences or deviations are: (i) explicitly noted and identified in writing on the Deliverable, and (ii) expressly and unambiguously accepted by the Commission in writing. The Commission's inadvertent approval of a design Deliverable that contains an unapproved difference or deviation from any requirement of this Agreement shall not be construed as a waiver of such requirement.

3.11.3 Design-Builder shall, consistent with the Illinois Architecture Practice Act of 1989, 225 ILCS 305 et seq., and other applicable state licensing laws, provide through qualified, licensed design professionals employed by Design-Builder, or procured from qualified independent licensed design professionals, the necessary design services, including architectural, engineering and other design professional services, for the preparation of the required drawings, specifications and other design submittals to permit Design Builder to complete the Work consistent with the Contract Documents. Design-Builder must assure that all services that require the exercise of professional skills or judgment are accomplished by professionals qualified and competent in the applicable discipline and appropriately licensed, if required by law. Design-Builder must provide copies of any such licenses.

3.11.4 Any or all agreements between the Design-Builder and the Architect/Engineer shall provide that the Commission is a third-party beneficiary of such agreement, and shall provide further that the Commission shall have a direct right and cause of action against the Architect Engineer for any error or omission by the Architect/Engineer in the performance of the design services of the Work.

3.12 PROJECT PROCEDURES. Design-Builder shall develop in conjunction with the Commission's Representative and shall prepare and submit in writing for the Commission's review and approval, procedures with regard to procurement, construction, project controls, project management, safety and design for the duration of the Project. The Project Procedures are material terms of this Agreement. It is the intent of the Parties and this Agreement that the approved Project Procedures are solely for the purpose of adding additional and explanatory detail to the requirements of this Agreement. In the event of a contradiction or inconsistency, the provisions of the Contract Documents take precedence over an approved Project Procedure. In no event shall approved Project Procedures be interpreted to diminish Design-Builder's duties or obligations under this Agreement, or to impose additional duties or liabilities not otherwise set forth in this Agreement upon the Commission.

3.13 DESIGN-BUILDER'S STAFFING/KEY PERSONNEL

3.13.1 STAFFING. Immediately, upon execution of this Agreement, Design-Builder will assign and maintain throughout the term of the Agreement an adequate staff of competent personnel who are fully equipped, licensed as appropriate, available as needed, qualified and assigned to perform the Work.

3.13.2 KEY PERSONNEL. Design-Builder's Key Personnel for the Work are listed in Exhibit 4 - Key Personnel, attached hereto. In the event that any such Key Personnel are unable to continue to perform Work, the Design-Builder will promptly notify the Commission. Any change or substitution with respect to Key Personnel requires the approval of the Commission in writing. In the event that, in the opinion of the Executive Director, the performance of Key Personnel or any of Design-Builder's staff assigned to the Work, is at an unacceptable level, Design-Builder will remove them from the Project upon written notice from the Commission and will provide a replacement for the Commission's approval within seven Days of receipt of the notice to remove.

3.14 RIGHT OF ENTRY. The Design-Builder and any of its officers, employees, agents, subconsultants and subcontractors will be permitted to enter upon any part of the Project Site in connection with the performance of the Work hereunder, subject to the terms and conditions contained herein and those rules established by the Commission. Commission's consent to enter upon all or any part of the Project Site will not create nor be deemed to imply the creation of any additional responsibilities on the part of the Commission.

The Design-Builder will use, and will cause each of its officers, employees, agents, subconsultants and subcontractors to use reasonable care, unless otherwise expressly set forth in this Agreement, when entering upon the Project Site in connection with the Work. The Design-Builder will comply and will cause each of its officers, employees, agents, subconsultants and subcontractors to comply with any and all instructions and requirements for the use of the Project Site, and any express licenses for such use are hereby incorporated by reference. Any and all claims, suits, judgments, costs, or expenses, including reasonable attorneys' fees, arising from or by reason of or in connection with any such entry will be treated in accordance with the applicable terms and conditions of the Agreement, including, without limitation, the indemnification provisions contained in this Agreement. If the Design-Builder, or anyone for whom it is responsible, causes damage to Commission property, or the property of the owner of the Project Site, the Design-Builder must, at the option of the Commission, either 1) pay the cost of repair of the damage or 2) repair or replace the damaged property. The Commission shall have the right of set-off against the payments to the Design-Builder for the cost of repairs.

3.15 DESIGN-BUILDER'S REPRESENTATIVE. The Design-Builder shall designate a person who shall be the Design-Builder's authorized representative. The Design-Builder's Representative is **Joe Targett.**

3.16 CLOSEOUT. The Design-Builder must provide its Closeout Execution Plan similar to its Design, Procurement, and Construction Execution Plan prior to the commencement of work.

3.17 LIVING WAGE REQUIREMENT. The Design-Builder shall abide by the City of Chicago's Executive Order No. 2014-1, duly adopted by the Public Building Commission's Board of Commissioners on November 12, 2014 as Resolution No. 8122, both documents of which are incorporated by reference to this Agreement. Design-Builder agrees to pay its eligible employees a minimum wage of not less than $13.00 per hour (or the then required wage) for work performed under this Agreement and further agrees to abide by all rules and regulations promulgated by the Executive Order. This applies to all subcontractors of the Design-Builder.

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ARTICLE 4
COMMISSION'S RESPONSIBILITIES

4.1 INFORMATION AND SERVICES PROVIDED BY THE COMMISSION

4.1.1 The Commission shall provide full information in a timely manner regarding requirements for the Project, include the Commission's Program Overview and other relevant information.

4.1.2 The Commission shall provide:

4.1.2.1 all available information describing the physical characteristics of the site, including surveys, site evaluations, legal descriptions, existing conditions, subsurface and environmental studies, reports and investigations.

4.1.2.2 inspection and testing services during construction as required by law or as mutually agreed; and

4.1.2.3 unless otherwise provided in the Contract Documents, necessary approvals, site plan review, rezoning, easements and assessments, fees and charges required for the construction, use, occupancy or renovation of permanent structures, including legal and other required services.

4.1.3 The Design-Builder shall be entitled to rely on the completeness and accuracy of the information and services required by this Paragraph 4.1.

4.2 RESPONSIBILITIES DURING DESIGN PHASE

4.2.1 The Commission shall provide the Commission's Program at the inception of the Design Phase and shall review and timely approve in writing schedules, Design Development Documents and Construction Documents furnished during the Design Phase as set forth in Article 3 and the Guaranteed Maximum Price (GMP) Project Cost Proposal/Cost Form.

4.3 RESPONSIBILITIES DURING CONSTRUCTION PHASE

4.3.1 The Commission shall review the Schedule of the Work as set forth in Paragraph 3.5 and timely approve the milestone dates set forth pursuant to Article 10 of Book 2.

4.3.2 If the Commission becomes aware of any error, omission or failure to meet the requirements of the Contract Documents or any fault or defect in the Work, the Commission shall give prompt written notice to the Design-Builder. The failure of the Commission to give such notice shall not relieve the Design-Builder of its obligations to fulfill the requirements of the Contract Documents.

4.3.3 The Commission shall communicate with the Design-Builder's Subcontractors, Material Suppliers and the Architect/Engineer only through or in the presence of the Design-Builder. The Commission shall have no contractual obligations to Subcontractors or suppliers.

4.3.4 The Commission shall provide insurance for the Project as provided in Article 5

4.4 COMMISSION'S REPRESENTATIVE. The Commission Representative is **Keisha Johnson** for Design and Construction. The Representative(s):

4.4.1 shall be fully acquainted with the Project;

4.4.2 agrees to furnish the information and services required of the Commission pursuant to Paragraph 4.1 so as not to delay the Design-Builder's Work; and

4.4.3 shall have authority to bind the Commission in all matters requiring the Commission's approval, authorization or written notice. If the Commission changes its representatives or the representatives' authority as listed above, the Commission shall notify the Design-Builder in writing in advance.

4.5 PURPOSE OF COMMISSION'S REVIEW. The Commission's review or approval of the Design Documents, Construction Documents or any other submittals shall be solely for the purpose of determining consistency with the Commission's Program and other requirements. No review or approval by the Commission shall relieve the Design-Builder of its responsibility for the accuracy, adequacy or coordination of its services or the Work. Approval by any governmental or other regulatory agency of any documents or submittals by the Design-Builder or the Work shall not relieve Design-Builder of responsibility for the performance of its obligations under this Agreement.

4.6 TAX EXEMPTION. If in accordance with the Commission's direction the Design-Builder claims an exemption for taxes, the Commission shall indemnify and hold the Design-Builder harmless for all liability, penalty, interest, fine, tax assessment, attorneys' fees or other expense or cost incurred by the Design-Builder as a result of any action taken by the Design-Builder in accordance with the Commission's direction.

4.7 ELECTRONIC DOCUMENTS. If the Commission requires that the Commission and Design-Builder exchange documents and data in electronic or digital form, prior to any such exchange, the Commission and Design-Builder shall agree on a written protocol governing all such exchanges in a separate agreement, which, at a minimum, shall specify: (1) the definition of documents and data to be accepted in electronic or digital form or to be transmitted electronically or digitally; (2) management and coordination responsibilities; (3) necessary equipment, software and services; (4) acceptable formats, transmission methods and verification procedures; (5) methods for maintaining version control; (6) privacy and security requirements; and (7) storage and retrieval requirements. The Parties shall each bear their own costs for the requirements identified in the protocol. In the absence of a written protocol, use of documents and data in electronic or digital form shall be at the sole risk of the recipient.

ARTICLE 5
SUBCONTRACTS

Work not performed by the Design-Builder with its own forces shall be performed by Subcontractors or the Architect/Engineer.

5.1 RETAINING SUBCONTRACTORS. The Design-Builder shall not retain any subcontractor that has been debarred by the Commission, City of Chicago, County of Cook, Chicago Transit Authority, City Colleges of Chicago, Chicago Housing Authority, Chicago Park District, and/or Chicago Public Schools. The Design-Builder shall not make any substitute for any subcontractor that has been accepted by the Commission without the written approval of the Commission.

5.2 MANAGEMENT OF SUBCONTRACTORS. The Design-Builder shall be responsible for the management of the Subcontractors in the performance of their work. The Commission will communicate with the Design-Builder regarding the Work, except that the Commission shall have the right to communicate directly with the Design-Builder's subcontractors as the Commission deems reasonably necessary to address matters such as MBE and WBE issues, payments to subcontractors, lien and surety matters, and other matters where such direct communication may reasonably be required.

5.3 CONTINGENT ASSIGNMENT OF SUBCONTRACT

5.3.1 If this Agreement is terminated, each subcontract agreement shall be assigned by the Design-Builder to the Commission, subject to the prior rights of any surety, provided that:

5.3.1.1 This Agreement is terminated by the Commission pursuant to Article 19 of Book 2;

5.3.1.2 The Commission accepts such assignment, after termination by notifying Subcontractor and Design-/Builder in writing and assumes all rights and obligations of the Design-Builder pursuant to each subcontract agreement.

5.3.2 If the Commission accepts such assignment and the Work has been suspended for more than thirty (30) consecutive Days, following termination, if appropriate, the Subcontractor's compensation shall be equitably adjusted as a result of the suspension.

5.4 BINDING OF SUBCONTRACTORS AND MATERIAL SUPPLIIERS. The Design-Builder agrees to bind every Subcontractor and Material Supplier (and require every Subcontractor to so bind its Sub-subcontractors and Material Suppliers) to all the provisions of this Agreement and the Contract Documents.

5.5 DESIGN-BUILDER'S LIABILITY FOR SUBCONTRACTORS. The Design-Builder is responsible for all subcontractor Work and for all acts, failures to act, and omissions of its subcontractors. For the purposes of this Agreement, the Design-Builder's acts and omissions include those of its subcontractors to the same extent as if they had been committed by the Design-Builder. Notwithstanding the foregoing, there is no privity between subcontractors and the Commission. Except as set forth in Book 2, Article 23 "MBE/WBE Special Conditions for Construction Contracts" and Book 2 Article 24 "MBE/WBE Special Conditions for Professional Services Contracts," subcontractors have no rights as third-party beneficiaries under this Agreement. However, all subcontracts of every tier shall state that the Commission is an intended third-party beneficiary of the subcontract.

ARTICLE 6
TIME

6.1 DATE OF COMMENCEMENT The Date of Commencement is the Effective Date of this Agreement as first written in Article 1 unless otherwise set forth below:

6.1.1 The Work shall proceed in general accordance with the Design-Build Schedule attached hereto as **Exhibit - 6 Design Build Schedule**, as such schedule may be amended from time to time, subject, however, to other provisions of this Agreement.

6.2 SUBSTANTIAL/FINAL COMPLETION Unless the Parties agree otherwise, the Date of Substantial Completion and the date of Final Completion shall be established, and subject to adjustments, as provided for in the Contract Documents. The Commission and the Design-Builder may agree not to establish such dates. If such dates are not established upon the execution of this Agreement, at such time as a GMP is accepted a Date of Substantial Completion or Date of Final Completion of Work shall be established in the Notice to Proceed for each Scope of Work or by amendment to this Agreement.

6.2.1 Time limits stated in the Contract Documents are of the essence.

6.2.2 Unless instructed by the Commission in writing, the Design-Builder shall not knowingly commence the Work before the effective date of issuance that is required to be provided by the Design-Builder or the Commission.

6.3 DELAYS IN THE WORK. Delays and time extensions shall be administered as provided in Article 10 of Book 2.

6.4 LIQUIDATED DAMAGES

6.4.1 SUBSTANTIAL COMPLETION The Commission and the Design-Builder agree that this Agreement shall provide for the imposition of Liquidated Damages based on the Date of Substantial Completion established for each Scope of Work and as further set forth in Article 10 of Book 2, Section 10.04.

6.4.1.1. The Design-Builder understands that if the **December 1, 2027** (Date of Substantial Completion) established by the Parties for each Scope of Work, as may be amended by subsequent Change Order, is not attained, the Commission will suffer damages which are difficult to determine and accurately specify. The Design-Builder agrees that if the Date of Substantial Completion for any Scope of Work is not attained, the Design-Builder shall pay the Commission One Thousand Five Hundred Dollars ($1,500) as Liquidated Damages and not as a penalty for each Day that Substantial Completion for a given Scope of Work extends beyond the Date of Substantial Completion established for that Scope of Work. The Liquidated Damages provided herein shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, penalties and any other damages of whatsoever nature incurred by the Commission which are occasioned by any delay in achieving the Date of Substantial Completion for any Scope of Work.

6.4.2 FINAL COMPLETION The Commission and the Design-Builder agree that this Agreement shall provide for the imposition of Liquidated Damages based on the Date of Final Completion established for each Scope of Work.

6.4.3 The Design-Builder understands that if the Date of Final Completion established by the Parties for each Scope of Work is not attained, the Commission will suffer damages which are difficult to determine and accurately specify. The Design-Builder agrees that if the Date of Final Completion is not attained, the Design-Builder shall pay the Commission One Thousand Five Hundred Dollars ($1,500) as Liquidated Damages for each Day that Final Completion extends beyond the Date of Final Completion established for that Scope of Work. The Liquidated Damages provided herein shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, penalties and any other damages of whatsoever nature incurred by the Commission which are occasioned by any delay in achieving the Date of Final Completion for any Scope of Work.

6.4.4 OTHER LIQUIDATED DAMAGES The Commission and the Design-Builder may agree upon the imposition of Liquidated Damages based on other project milestones or performance requirements. Such agreement shall be included as an exhibit to this Agreement.

6.5 COMMISSION'S RIGHT TO OCCUPY PORTIONS OF THE WORK. The Commission may occupy and use the Project or Scope of Work, or portions thereof, in advance of Substantial Completion. If the Commission desires to exercise partial occupancy and use prior to Substantial Completion, the Commission shall provide written notice to the Design-Builder, and the Design-Builder shall cooperate with the Commission in making available for the Commission's use such Project services as heating, ventilating, cooling, water, lighting and telephone for space or spaces to be occupied, and if the equipment required to furnish such services is not entirely completed at the time the Commission desires to occupy and use the space or spaces, then the Design-Builder will make every reasonable effort to complete that Work.

6.5.1 In the event of occupancy/turn-over prior to Substantial Completion:

6.5.2.1 Within fourteen (14) days after receiving notice of the planned early occupancy, the Design-Builder will provide written notice to the Commission of the following: (i) the current condition of the space desired for early occupancy; (ii) the anticipated condition of the space at the date of anticipated early occupancy; (iii) a preliminary estimate of any potential additional costs, if any, as a direct or indirect result of the early occupancy; and (iv) a preliminary estimate of any potential impact to the Project Schedule, if any, as a result of the early occupancy.

6.5.2.2 If the early occupancy is necessitated by a delay in Substantial Completion beyond the scheduled date of Substantial Completion and is not the subject of a Change Order, Design-Builder shall be responsible for all additional costs associated with the preparation of the space for the early occupancy.

6.5.2.3 The following conditions will apply to the spaces and/or equipment that is affected by the Commission's early occupancy:

6.5.2.3.1 A punch list will be assembled by the Commission, Design-Builder and its subcontractors, and an inspection of the affected space by the Commission will be accomplished prior to the start of early occupancy.

6.5.2.3.2 Warranties will begin to run only on those portions of systems and materials actively used and shall not begin to run on those portions of systems and materials not used. Warranties of systems that are common to both the occupied and unoccupied parts of the Project will begin to run at Substantial Completion.

6.5.2.3.3 Risk of loss associated with the finished Work which the Commission occupies early transfers to the Commission at the start of the early occupancy.

6.5.2.3.4 As part of the Change Order for early occupancy, the Parties will agree and set forth in writing the scope and date of early occupancy, and what effect early occupancy will have on Liquidated Damages and insurance coverage.

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ARTICLE 7
COMPENSATION

The Commission agrees to compensate the Design-Builder for Services as defined in this Article and as further described in **Exhibit 16 Guaranteed Maximum Price (GMP)Project Cost Proposal/Cost Form** (hereinafter "Exhibit 16"). Payment for these services are outlined in Article 16 of Book 2.

7.1 GUARANTEED MAXIMIM PRICE (GMP) PROJECT COST PROPOSAL/COST FORM

7.1.1 GMP PROPOSAL/COST FORM. The GMP shall be the total amount to be paid by the Commission to design, construct and deliver the Project. The GMP is subject to verification and must be supported by invoices or other evidence as determined by the Commission Representative. The Design-Builder agrees that it will be responsible for paying all costs of completing the Work which exceed the GMP, as adjusted in accordance with this Agreement. The Design-Builder shall at a minimum include with the GMP a written statement of its basis, which shall include:

7.1.1.1 A list of the drawings and specifications, including all addenda, which were used in preparation of the GMP;

7.1.1.2 A list of allowances and a statement of their basis;

7.1.1.3 A list of the assumptions and clarifications made by the Design-Builder in the preparation of the GMP to supplement the information contained in the drawings and specifications issued as part of the RFP;

7.1.1.4 The Date of Substantial Completion and the Date of Final Completion upon which the proposed GMP is based, and the Schedule of Work upon which the Date of Substantial Completion or the Date of Final Completion is based;

7.1.1.5 A schedule of applicable alternate prices;

7.1.1.6 A schedule of applicable unit prices;

7.1.1.7 A statement of Additional Services included, if any;

7.1.1.8 The Design-Builder's Contingency breakdown of costs, if any;

7.1.1.9 A statement of any work to be self-performed by the Design-Builder; and

7.1.1.10 A statement identifying all patented or copyrighted materials, methods or systems selected by the Design-Builder and incorporated in the Work that are likely to require the payment of royalties or license fees.

7.1.2 Within fifteen (15) Days after receipt of each monthly application for payment, the Commission shall give written notice to the Design-Builder of the Commission's acceptance or rejection, in whole or in part, of such application for payment. Within thirty (30) Days after accepting such application, the Commission shall pay directly to the Design-Builder the appropriate amount for which application for payment is made, less amounts previously paid by the Commission. If such application is rejected in whole or in part, the Commission shall indicate the reasons for its rejection. If the Commission and the Design-Builder cannot agree on a revised amount then, within fifteen (15) Days after its initial rejection in part of such application, the Commission shall

pay directly to the Design-Builder the appropriate amount for those items not rejected by the Commission for which application for payment is made, less amounts previously paid by the Commission. Those items rejected by the Commission shall be due and payable when the reasons for the rejection have been removed.

7.1.3 GENERAL CONDITIONS shall be listed in the GMP Cost Form which is delineated in **Exhibit 16**.

7.1.4.1 Wages paid for labor in the direct employ of the Design-Builder in the performance of the Work.

7.1.4.2 Salaries of the Design-Builder's employees when stationed at the field office, in whatever capacity employed, employees engaged on the road expediting the production or transportation of material and equipment, and employees from the principal or branch office performing the functions listed below:

7.1.3.2.1 Project management, administrative assistance, and project engineering directly associated with the Work.

7.1.4.3 Cost of all employee benefits and taxes including but not limited to Workers' Compensation, unemployment compensation, Social Security, health, welfare, retirement and other fringe benefits as required by law, labor agreements, or paid under the Design-Builder's standard personnel policy, insofar as such costs are paid to employees of the Design-Builder who are included in the Cost of the Work under other categories/line items.

7.1.4 PAYMENT AND PERFORMANCE BOND AND INSURANCE shall be listed in the GMP Cost Form which is delineated in **Exhibit 16.**

7.1.4.1 Cost of the premiums for all insurance and surety bonds which the Design-Builder is required to procure, and approved by the Commission, including any additional premium insurance (ie… Builder's Risk, Subcontractor Default Insurance, etc) incurred as a result of any increase in the GMP.

7.1.4.2 Deductibles paid on any insurance policy

7.1.5 DESIGN PHASE SERVICES shall be listed in the GMP Cost Form which is delineated in **Exhibit 16**.

7.1.5.1 Design Phase Services are outlined in Article 3.1.

7.1.5.2 To the extent required by applicable law, the costs of services performed directly by the Architect/Engineer is computed separately and is independent from the Design-Builder's Fee for work or services performed directly by the Design-Builder, Compensation for services and deliverables performed during the Design Phase, including the specialty areas shall be shown as separate items on applications for payment. If an Architect/Engineer is retained by the Design-Builder, the payments to the Architect/Engineer shall be as detailed in a separate agreement between the Design-Builder and the Architect/Engineer.

7.1.5.3 The Commission shall compensate the Design-Builder for services performed during the Design Phase including preparation of a GMP, if applicable, and the services and deliverables is delineated in **Exhibit 1 – Design Builder Design Services** as Design Phase Services.

7.1.5.4 Design Phase Services continue to be provided after construction has commenced, the Design-Builder shall continue to be compensated as provided in Paragraph 7.1.5.1, or as mutually agreed.

7.1.6 CONSTRUCTION PHASE SERVICES shall be listed in the GMP Cost Form which is delineated in **Exhibit 16**. Construction Phase Services are outlined in Article 3.

7.1.6.1 PRE-CONSTRUCTION

7.1.6.1.1 Services that provide assistance with design, engineering, permitting tasks, confirming construction costs, Project Schedule, and delivery.

7.1.6.1.2 Design-Builder's work associated with the procurement of the Trades/Subcontractors.

7.1.6.1.3 Participation in the Commission's Pre-Construction Meeting outlined in Article 11.

7.1.6.1.4 Fees include staffing of project managers, estimators, and compliance professionals.

7.1.6.2 COST OF WORK

7.1.6.2.1 GENERAL REQUIREMENTS

7.1.6.2.1.1 Cost of all materials, supplies and equipment incorporated in the Work, including costs of inspection and testing if not provided by the Commission, transportation, storage and handling. Payments made by the Design-Builder to Subcontractors for work performed under this Agreement.

7.1.6.2.1.2 Cost, including transportation and maintenance of all materials, supplies, equipment, temporary facilities and hand tools not owned by the workers that are used or consumed in the performance of the Work, less salvage value or residual value; and cost less salvage value on such items used, but not consumed that remain the property of the Design-Builder.

7.1.6.2.1.3 Rental charges of all necessary machinery and equipment, exclusive of hand tools owned by workers, used at the Worksite, whether rented from the Design-Builder or others including installation, repair and replacement, dismantling, removal, maintenance, transportation and delivery costs. Rental from unrelated third parties shall be reimbursed at actual cost. Rentals from the Design-Builder or its affiliates, subsidiaries or related parties shall be reimbursed.

7.1.6.2.1.4 Reproduction costs, photographs, facsimile transmissions, long-distance telephone calls, data processing services, postage, express delivery charges, data transmission, telephone service, and computer-related costs at the Worksite, to the extent such items are used and consumed in the performance of the Work or are not capable of use after completion of the Work.

7.1.6.2.1.5 All water, power and fuel costs necessary for the Work.

7.1.6.2.1.6 Sales, use, gross receipts or other taxes, tariffs or duties related to the Work for which the Design-Builder is liable.

7.1.6.2.1.7 All costs associated with establishing, equipping, operating, maintaining and demobilizing the field office.

7.1.6.2.1.8 Costs incurred due to an emergency affecting the safety of persons or property.

7.1.6.3 COST OF WORK

7.1.6.3.1 Trades/Subcontractor Services for executing the Work.

7.1.6.3.2 Permits, fees, licenses, tests, royalties, damages for infringement of patents or copyrights, including costs of defending related suits for which the Design-Builder is not responsible as set forth in Paragraph 11.2, and deposits lost for causes other than the Design-Builder's negligence.

7.1.6.3.3 Losses, expenses or damages to the extent not compensated by insurance or otherwise, and the cost of corrective work or redesign during the Construction Phase and for a period of one year following the Date of Substantial Completion, provided that such corrective work or redesign did not arise from the negligence of the Design-Builder.

7.1.6.3.4 Cost of removal of all non-hazardous substances, debris and waste materials.

7.1.6.3.5 Legal, mediation and arbitration fees and costs, other than those arising from disputes between the Commission and the Design-Builder, reasonably and properly resulting from the Design-Builder's performance of the Work.

7.1.6.3.6 All costs directly incurred in the performance of the Work or in connection with the Project, and not included in the Design-Builder's Fee which are reasonably inferable from the Contract Documents as necessary to produce the intended results.

7.1.6.4 ALLOWANCES AND CONTINGENCIES. Unused portions of all contingencies and allowances will be returned to the Project's budget and, ultimately, the User Agency.

7.1.6.4.1 Allowances are set by the Commission and includes the sum of mutually agreed upon, authorized, and monitored by the Commission to cover costs which are properly reimbursable part of the category/line item.

7.1.6.4.2 Design-Builder's Contingency is set by the Commission and includes the sum of mutually agreed upon and monitored by the Design-Builder and the Commission to cover costs which are properly reimbursable as a Cost of the Work but are not the basis for a Change Order. The Design-Builder shall provide the Commission with an accounting of charges against the Design-Builder's Contingency.

7.1.6.4.3 Commission's Contingency is for owner directed changes and unforeseen conditions to be used solely at the discretion of the Commission.

7.1.7 DESIGN-BUILDER'S FEE shall be listed in the GMP Cost Form which is delineated in **Exhibit 16**.

7.1.7.1 The Fee shall be payable in installments commensurate with the percentage of Project completion.

7.1.7.2 ADJUSTMENT IN THE DESIGN-BUILDER'S FEE shall be made as follows:

7.1.7.1.1 For changes in the Work as provided in Article17 of Book 2, the Design-Builder's fee shall be adjusted according Book 2;

7.1.7.1.2 For delays in the Work not caused by the Design-Builder, except as provided in Article 10 of Book 2, there will be an equitable adjustment in the Design-Builder's Fee to compensate the Design-Builder for increased expenses; and

7.1.7.1.3 If the Design-Builder is placed in charge of managing the replacement of an insured or uninsured loss, the Design-Builder shall be paid an additional fee in the same proportion that the Design-Builder's Fee bears to the estimated Cost of the Work for the replacement, provided that such loss was not due to any error or omission by the Design-Builder, or any party for which the Design-Builder may be liable.

7.1.8 TRANSFER PROVISIONS. The Design-Builder agrees that the actual cost of any line item listed on the Schedule of Values or category/line item shown on the Guaranteed Maximum Project Cost Proposal shall not exceed the estimated cost for such category/line item, as applicable, except as noted below:

7.1.7.2 In the event that the actual cost exceeds the estimated cost for such category/line item, the Design-Builder shall pay for such cost at its sole expense.

7.1.7.3 In the event that the actual cost is less than the estimated cost for such category/line item, the Design-Builder may request in writing approval by the Commission Representative to transfer such excess amount to one or more line items if the Design-Builder presents evidence reasonably satisfactory to the Commission Representative that the amount remaining in the category/line item to be reduced will be sufficient to complete the remaining portion of such line item or category.

7.1.8.3 Notwithstanding anything to the contrary, the Design-Builder shall not be entitled to transfer amounts from one category/line item listed in the Guaranteed Maximum Project Cost Proposal to increase any of the following categories: General Conditions; Payment and Performance Bond; Insurance; or the Design-Builder's Fee.

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ARTICLE 8
CHANGES IN THE WORK

8.1 CHANGES IN THE WORK. Changes in the Work which are within the general scope of this Agreement may be accomplished, without invalidating this Agreement, by Change Order pursuant to the provisions of Article 17 of Book 2: Changes in the Work.

ARTICLE 9
PAYMENT FOR CONSTRUCTION PHASE SERVICES

9.1 PROGRESS PAYMENTS. Payment applications and procedures shall be as defined in Article 16 of Book 2.

ARTICLE 10
INDEMNITY, INSURANCE, BONDS, AND WAIVER OF SUBROGATION

Indemnity, Insurance, Bonds and Waiver of Subrogation shall be as provided in Book 1 as **Exhibit 5 Insurance and Bonding Requirements** unless otherwise specified herein.

10.1 ROYALTIES, PATENTS AND COPYRIGHTS The Design-Builder shall pay all royalties and license fees which may be due on the inclusion of any patented or copyrighted materials, methods or systems selected by the Design-Builder and incorporated in the Work. The Design-Builder shall defend, indemnify and hold the Commission harmless from all suits or claims for infringement of any patent rights or copyrights arising out of any patented or copyrighted materials, methods or systems specified by the Commission.

10.2 LIENS If any of the Design-Builder's subconsultants, subcontractors, employees, officials, agents or other person directly or indirectly acting for, through or under any of them files or maintains a lien or claim pursuant to the Illinois Public Mechanics' Lien Act, 770 ILCS 60/23, against the public funds for the Project, then the Design-Builder agrees to cause such liens and claims to be satisfied, removed or discharged within thirty (30) days from the date of filing thereof; provided, however, that the Commission may extend the thirty (30) day period if the Commission determines that such lien claim cannot be so satisfied, removed or discharged in such period and that the Design-Builder is proceeding diligently to cause such liens or claims to be satisfied, removed or discharged. The Commission will have the right, in addition to all other rights and remedies provided under this Agreement, Book 2 Article 16, or by law, to cause such liens or claims to be satisfied, removed or discharged by any means at the Design-Builder's sole cost, such cost to include reasonable legal fees. The Design-Builder will give, or cause to be given, a copy of these provisions to all subcontractors and will include these provisions in all agreements with subcontractors, and/or give written notice to all subcontractors or other persons having oral or written agreements with such subcontractors.

10.3 LIMITED MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES. Except for damages mutually agreed upon by the Parties as Liquidated Damages in Paragraph 6.4 and excluding losses covered by insurance required by the Contract Documents, the Commission and the Design-Builder agree to waive all claims against each other for any consequential damages that may arise out of or relate to this agreement, except for those specific items of damages excluded from this waiver as mutually agreed upon by the Parties and identified below. The Commission agrees to waive damages including but not limited to the Commission's loss of use of the Project, loss of reputation, or insolvency. The

Design-Builder agrees to waive damages including but not limited to loss of business, loss of financing, principal office overhead and expenses, loss of profits not related to this Project, loss of bonding capacity, loss of reputation, or insolvency. The provisions of this Paragraph shall also apply to the termination of this Agreement and shall survive such termination. The following items of damages are excluded from this mutual waiver.

The Commission and the Design-Builder shall require similar waivers in contracts with Subcontractors and others retained for the Project.

ARTICLE 11
SUSPENSION AND TERMINATION OF THE AGREEMENT AND COMMISSION'S RIGHT TO PERFORM DESIGN-BUILDER'S RESPONSIBILITIES

11.1 SUSPENSION AND TERMINATION. Suspension and Termination shall be as defined in Article 19 of Book 2.

ARTICLE 12
DISPUTE MITIGATION AND RESOLUTION

12.1 DISPUTE MITIGATION AND RESOLUTION. Claims and Disputes shall be as defined in Article 18 of Book 2.

ARTICLE 13
MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW. This Agreement shall be governed by the law in effect at the location of the Project.

13.2 SEVERABILITY. The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision.

13.3 NO WAIVER OF PERFORMANCE. The failure of either Party to insist, in any one or more instances, on the performance of any of the terms, covenants, or conditions of this Agreement or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right with respect to further performance.

13.4 TITLES AND GROUPINGS. The titles given to the articles of this Agreement are for ease of reference only and shall not be relied upon or cited for any other purpose. The grouping of the articles in this Agreement and of the Commission's specifications under the various headings is solely for the purpose of convenient organization and in no event shall the grouping of provisions, the use of paragraphs or the use of headings be construed to limit or alter the meaning of any provisions.

13.5 JOINT DRAFTING. The Parties to this Agreement expressly agree that this Agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either Party, abut shall be construed in a neutral manner.

13.6 RIGHTS AND REMEDIES. The Parties' rights, liabilities, responsibilities and remedies with respect to this Agreement, whether in contract, tort, negligence or otherwise, shall be exclusively those expressly set forth in this Agreement.

13.7 FIREARMS AND OTHER WEAPONS**.** The PBC is committed to providing a safe and secure workplace for the benefit of its employees, consultants, contractors and the general public; therefore, threatening behavior by any person on or about the PBC office premises, project sites and any place in which PBC business is conducted is prohibited. Further, possession of firearms, explosives, or other weapons anywhere on PBC property and project sites or while conducting PBC business is prohibited. Employees and contractors must, at a minimum, comply with all federal, state and local laws relating to the possession and use of firearms, including the Illinois Firearm Concealed Carry Act, 430 ILCS 66/1, et. seq.; the Illinois Criminal Code – Article 5, Deadly Weapons, 720 ILCS 5/Art. 24 et. seq.; and the City of Chicago Firearms and Other Weapons Ordinance, Chicago Municipal Code, Sec. 8-24-005, et. seq. Further, as a condition of employment and/or contract, individuals may not bring weapons onto PBC premises or project sites (including parking lots), even in situations where such conduct would be allowed under the cited laws.

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ARTICLE 14
MBE/WBE, EEO, AND WORKFORCE REQUIREMENTS

14.1 MBE/WBE PROGRAM. It is the policy of the Commission to ensure competitive business opportunities for MBE and WBE firms in the performance of contracts, to prohibit discrimination in the award of or participation in contracts, and to abolish arbitrary barriers to full participation in contracts by all persons, regardless of race, sex or ethnicity.

Therefore, during the performance of this Contract, the Design-Builder must agree that it will not discriminate against any person or business on the basis of race, color, religion, ancestry, age, marital status, physical or mental handicap, unfavorable discharge from military service, parental status, sexual orientation, national origin or sex, in the solicitation or the purchase of goods and services or the subcontracting of work in the performance in this Contract.

The Commission requires the Design-Builder also agree to take affirmative action to ensure that MBE and WBE firms have the maximum opportunity to compete for and perform subcontracts with respect to this Contract. Design-Builder should refer to Article 23 in Book 2 for all MBE/WBE Special Conditions.

The specific goals of this agreement are **30%** MBE and **6%** WBE participation.

14.2 EEO AND WORKFORCE REQUIREMENTS. To promote the intended goal of economic opportunity and maximize the use of minority personnel on this project, the Public Building Commission of Chicago has established Equal Employment Opportunity (EEO) workforce requirements for this Project. The PBC requires that Design-Build Entities commit to a construction work site employment program that addresses the following employment goals:

Minority Journeyworker Project employment goal:	**40%** or more of total Journeyworker hours
Minority Apprentice Project employment goal:	**50%** or more of total Apprentice hours
Minority Laborer Project employment goal:	**60%** or more of total Laborer hours
Female Journeyworker Project employment goal:	**2%** or more of total Journeyworker hours
Female Apprentice Project employment goal:	**1%** or more of total Apprentice hours
Female Laborer Project employment goal:	**2%** or more of total Laborer hours
City of Chicago Resident goal:	**50%** of construction work hours to be performed City of Chicago residents
Community Resident employment goal:	**7.5%** of construction work hours to be performed by residents of the "Project Community" (see **Exhibit 10 - Community Area Map**)

14.3 LIQUIDATED DAMAGES. Design-Builder shall use **Exhibit 9 - EEO and Workforce Requirements** to utilize the prescribed formula to inform the amount of participation the Design-Builder achieves; this formula will also inform the amount of damages the Design-Builder will be assessed at the end of the Project, for failing to meet these EEO and Workforce requirements. The Public Building Commission of Chicago reserves the right to check all calculations for accuracy. The fulfillment of these requirements does not abrogate the responsibilities of the Contractor to comply with federal and state requirements under the Equal Employment Act and the Illinois Human Rights Act.

ARTICLE 15
EXISTING CONTRACT DOCUMENTS

15.1 As defined in Subparagraph 2.4, the following Exhibits are a part of this Agreement, in addition to those documents which formed the Phase 1 and Phase 2 Request for Proposals and any/all Addenda and associated documents. The Contract Documents in existence at the time of execution of this Agreement are as follows:

Book 1	Agreement
Exhibit 1	Design Builder Design Services
Exhibit 2	Various Documents and Drawings Issued for Scope and Performance Criteria from the RFP Phase I available here: https://www.pbcchicago.com/opportunities/rfpfordfssbronzevilleregionalseniorcenterdb/ AND The RFP for Phase II (including all Attachments (A) and Exhibits (A-L) listed in Section VII – List of Attachments) available here: https://www.pbcchicago.com/wp-content/uploads/2025/11/RFP_PBC_PXM_DBSvcsforDFSSBronzevilleRegionalSeniorCenterPh2_PS3102_20251120_FINAL.pdf are hereby incorporated by hyperlink attachment and by reference
Exhibit 3	Schematic Design & Narratives dated August 15, 2025
Exhibit 4	Key Personnel
Exhibit 5	Insurance and Bonding Requirements
Exhibit 6	Design Build Schedule (to be revised as approved by the Commission)
Exhibit 7	MBE/WBE Commitment and Preliminary Information (to be supplemented/revised as necessary)
Exhibit 8	Schedule B – Joint Venture Affidavit and Joint Venture Agreement (Not Applicable)
Exhibit 9	EEO and Workforce Requirements & Liquidated Damages Calculations
Exhibit 10	Community Area Map
Exhibit 11	Legal Actions
Exhibit 12	Disclosure & Non-Collusion Affidavits
Exhibit 13	Disclosure of Retained Parties
Exhibit 14	Licenses and Certifications
Exhibit 15	Fee Waiver (To be inserted later)
Exhibit 16	Guaranteed Maximum Price (GMP)Project Cost Proposal/Cost Form
Book 2	Standard Terms and Conditions for Design Build Contracts

[EXECUTION PAGE FOLLOWS]

Execution Page for Design-Build Agreement between Public Building Commission of Chicago and Burling Builders, Inc with Effective Date of January 27, 2026. This Agreement is executed by the Parties stated below and made effective by such execution pursuant to its terms.

PUBLIC BUILDING COMMISSION OF CHICAGO

Brandon Johnson, Mayor
Chairman

Mary Pat Witry
Secretary

Date: 2/23/2026

Approved as to form and legality

Anne L. Zreld 2/20/2026
Neal & Leroy, LLC

DESIGN – BUILDER Burling Builders, Inc

President or Authorized Designee JOSEPH R. TARGETT V.P. OF OPERATIONS

2/10/26
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of COOK State of ILLINOIS

Subscribed and sworn to before me by JOE TARGETT on behalf of the Design-Builder

this 10TH day of FEBRUARY, 2026.

Ernest Devine
Notary Public Signature

My Commission expires: 9/6/2028

(SEAL OF NOTARY)

EARNEST J DEVINE
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 916479

EXHIBIT #1

Design Builder Design Services

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DESIGN-BUILDER DESIGN SERVICES

Architect of Record Services

1. Complete the design for the Project, schedule a minimum 3 milestone review milestones, and solicit the Commission and User Agency reviews and approvals. Complete analysis of all Project requirements, including verification of the Scope and Performance Criteria, concept design, regulatory requirements, the conditions of the site and the survey. Consult with the Commission and Using Agency to establish the final design.

2. Provide design documents for written approval at the completion of Design Development, interim Construction Document Phase, and at completion of Construction Documents.

3. Separate from milestone reviews required above; provide all Coordination, Permit and Trade and Construction packages fourteen (14) days prior to issuance for Commission and User Agency review.

4. The Architect shall participate in weekly meetings, provide an agenda for each meeting and document meeting minutes.

5. The Architect is solely responsible for the development of the Project specifications. Specifications must comply with the following criteria.
    a. Specifications will follow performance criteria outline format.
    b. Specifications will identify acceptable manufacturers.
    c. No proprietary specifications will be permitted without written authorization from the Authorized Commission Representative.
    d. On projects where template specifications have been provided, the Architect is responsible for the development of any specifications which have not been provided. The Architect is responsible for the verification of all manufacturer names and model numbers as well as the compatibility with other systems and materials specified. Further, the Architect is responsible for verifying that each cited acceptable manufacturer is capable of providing the product as documented in the performance criteria. Deviations from major systems, materials or specialty items must be approved in writing on projects where template specifications have been provided.

6. Prepare and professionally seal documents that will be issued for regulatory reviews, approvals and permits. Conduct reviews and submit for review/permits with required regulatory agencies, including, but not limited to, Department of Buildings, Bureau of Fire Prevention, Chicago Department of Transportation, Mayor's Office for People with Disabilities, Office of Emergency Management and Communications, Chicago Department of Water Management, and Illinois Environmental Protection Agency**.** Conduct and prepare a code analysis package and/or Code Matrix, including, but not limited to, the following components**:**
    a. Occupancy classification.
    b. Construction type.
    c. Occupant load by area and floor.
    d. Travel distances.
    e. Accessibility.
    f. Exit types, units and widths.
    g. Plumbing fixture counts.
    h. Loading berths and parking requirements.
    i. Fire resistance requirements.

7. Facilitate a Lessons Learned walk-thru of recently constructed City College facilities with the Commission and User Agency. Document and issue for Commission and User Agency Approval a record of improvements and variations to be incorporated into design.

8. Provide coordination, support and responses in the form of information, including but not limited to narratives, specifications, and drawings concerning the design, installation and operation of Building Automation Systems (BAS) with the Commission's independent BAS Commissioning Authority.

9. Facilitate and document a Sustainable Design Plan for Commission and User Agency approval and provide follow up sessions as directed by the Commission Representative. The purpose of the Plan and meetings are to develop the appropriate design strategies and confirm that the Project's target LEED rating of silver is achievable for all project phases, and make alternative plans as required. Plan shall include LEED Checklist and narratives, including all LEED detail.

10. Provide an energy simulation model using the most current and required DOE Modeling Software

11. Preparation of Proposed Public Right of Way Amendment Plan and other documents necessary to illustrate any required amendments to the public right of way.

12. Preparation of CDOT coordination drawings to the extent required by the Commission and CDOT to coordinate site work with planned improvements by the City of Chicago and CDOT.

13. As required, prepare Request for Clarification submittals for the Commission or User Agency questions**.**

14. Preparation of storm water analysis and management proposal.

15. Issuance of a zoning analysis package (if required).

16. During all phases of the project the Architect will be responsible for the utility coordination and public infrastructure aspect of the Project including, but not limited to, the following:
    a. Present the Project to the Commission's Utility Roundtable Meeting attended by each public utility and coordinated by the Commission.
    b. Meet with the engineers from Commonwealth Edison to determine if infrastructure relocations will be required. Provide all necessary assistance and coordination for the relocations.
    c. Provide Commonwealth Edison with the electrical service requirements for the new facility. Provide necessary assistance and coordination for the new service. Assist and monitor the transition to permanent power for the facility.
    d. Meet with the engineers from AT&T to determine if infrastructure relocations will be required. Provide the necessary assistance and coordination for the relocation(s).
    e. Provide AT&T with voice and data service requirements for the new facility. Provide the necessary assistance and coordination for the new service.
    f. Meet with the engineers from People's Energy to determine if infrastructure relocations will be required. Provide the necessary assistance and coordination for the relocation(s).
    g. Provide People's Energy with gas service requirements for the new facility. Provide the necessary assistance and coordination for the new service.
    h. Meet with the Department of Water Management to review and gain approval for water service and sewer design. Provide the necessary assistance and coordination for the new service.
    i. Meet with the engineers from the City of Chicago Department of Streets and Sanitation, Bureau of Electricity to determine if infrastructure relocations or new street lighting will be required. Provide the necessary assistance and coordination for the relocations and new lighting.
    j. Meet with the Fire Prevention Bureau to determine whether infrastructure relocations or new hydrants will be required. Provide the necessary assistance and coordination for the relocations and the new hydrants.
    k. Meet with the Office of Emergency Management and Communications to determine whether infrastructure relocations or new infrastructure will be required. Provide the necessary assistance and coordination for the relocations and new infrastructure.

l. Meet with the Chicago Department of Transportation to determine whether infrastructure relocations or new infrastructure will be required. Provide the necessary assistance and coordination for the relocations and new infrastructure.
m. Meet with the Chicago Bureau of Electricity to determine whether infrastructure relocations or new infrastructure will be required. Provide the necessary assistance and coordination for the relocations and new infrastructure.

17. Prepare Interior Furnishing Fixture & Equipment (FF&E) Documents to define and fix the furniture, furnishings and equipment work. Include layout drawings, specifications, and a proposed color, materials and finishes schedule, including but not limited to; brochure cuts or sketches of the furniture, furnishings equipment and accessories. Budget for FF&E shall be in accordance with the published FF&E allowance.

18. Prepare interim and final estimates of the probable Interior Furnishings Costs with reasonable contingencies in accordance with the published FF&E Allowance.

19. Prepare descriptions of manufactured items, together with General Conditions, Supplementary conditions and other documents required for the procurement and installation of the Interior Furnishings Work for the Project.

20. Develop a keyed furniture, fixture and equipment plan and schedule for review and approval. The plan must locate devices requiring any power, data, communication, low voltage wiring, security and life safety equipment for Commission and User Agency review and approval. The plan will also indicate any equipment requiring water supply, drainage, condensate lines and vents for each device or piece of equipment.

21. Architect shall assist the commission and user agency in preparation of bidding information. All such documents shall be used for competitive bidding for furnishing and installation of the Interiors Furnishings Work.

22. The Architect will be responsible for infrastructure coordination and design integration of any owner-furnished furniture, fixture and equipment (e.g., advanced manufacturing equipment, furniture, communication equipment, sound systems, security/surveillance cameras, photovoltaic panels, or public art).

23. Develop a hardware and device location plan for Commission and User Agency review and approval.

24. Develop a campus way-finding, building way-finding, and room signage plan inclusive of design presentation materials and specifications for Commission and User Agency review and approval.

25. Certification of Compliance with Commission's Design Checklists submitted as part of the Book 3, Project Requirements of the Scope and Performance Criteria.

26. Prepare and Submit for use by the Commission an Inspection and Testing Plan forty five (45) days prior to any site construction activities. The plan must be in spreadsheet format, following the specification section numbering system. Each inspection, test and required certificate in the project Specifications shall be identified by specification section number. The Authorized Commission Representative upon request can provide a sample Inspection and Testing Plan for use. The Authorized Commission Representative will identify the testing firm(s) that will be used on the Project. The Inspection and Testing Plan must provide for:
    a. Verification of responsibilities for providing inspections, tests and certificates
    b. Scope of services for the testing and inspection services RFQ.
    c. A scorecard to monitor the completion of required inspections and tests, and the submittal of required certificates.

27. In addition to the Coordination set forth below, the Design Builder shall provide coordination services set forth in Book 2, Standard Terms and Conditions Procedures Manual for Design Build Contracts. Architect Engineer/Design Builder shall issue MEP coordination documentation to the Commission for review. Architect Engineer shall coordinate and resolve:
    a. Space requirements between trades and/or disciplines.

b. Space requirements and access for maintenance and replacement all MEP equipment
c. Incompatibility between items provided under different disciplines (such as difference in voltage between equipment and electrical power as specified in various Divisions).
d. Inconsistencies between drawings and specifications (between disciplines and within each discipline).
e. As required to manage discipline coordination, prepare drawings or models to manage discipline coordination, resolve conflicts, and present the findings of coordination process to the PBC's design review team.
    i. Above ceilings in corridors to confirm that service, fixtures, and other devices can fit between the designed ceiling height and the bottom of any structural members or other obstructions. The horizontal spacing of these items will also be reviewed to confirm that desired locations of lighting fixtures and other devices can be achieved.
    ii. Slabs where services would logically be installed within the slab on grade or on deck. The Architect will confirm that these services can fit within the slab cross section without compromising the structural integrity of the slab. Any limitations on embedded services will be noted on the construction documents.
    iii. Areas and/or rooms where a significant number of services converge. This includes mechanical rooms, MDF rooms, IDF rooms, electrical closets, fire pump rooms, and any other areas or rooms where the coordination of individual or multiple services are required with multiple disciplines. Where a significant number of services penetrate a wall, floor, ceiling, or roof in close proximity, the Architect will design and detail an appropriate chase with respect to structural elements, code issues, and proper installation of the services.
    iv. Within mechanical, equipment, and other specialty rooms to confirm that the required equipment, panels, racks, fixtures, ventilation, and other equipment, along with the services entering these rooms will fit within the designed space and layout. Checks will be made for door swings, as well as, equipment accessibility into and within the room.
    v. Locations on the site or under the building where major existing or new utilities come in close proximity to each other and/or other new or existing structures. This would include locations where these services enter the building or penetrate the foundations.

28. Prepare documents that confirm that the appropriate power, communication, and other low voltage services are shown running to and from each required device/fixture and back to the appropriate originating or receiving location are included in the design. This coordination may be a represented by a composite device/service schedule that cross references the appropriate interface points.

29. Architect Engineer shall provide no less than 16 hours per week solely dedicated to field observation of the construction in order to monitor the progress and conformance of the permanent features of the work to the requirements of the Contract Documents and submit periodic reports documenting their findings. This time is in addition to time dedicated to management, reviewing submittals, and attending project meetings. The Design Builder retains primary responsibility for ensuring the quality of construction. The Architect Engineer's on-site representative shall not be removed or replace before final completion of the Project without the prior written approval of the Authorized Commission Representative. The Architect Engineer's on-site representative will be removed immediately upon written request of the Authorized Commission Representative.

30. Provide installation phase services for the FF&E including but not limited to: review of required submittals, respond to RFI's, periodic observation of the installation, and issuance of "punch lists."

31. Provide an expert in roofing on the Project Site throughout the construction/installation of the roof for the Project.

32. Architect Engineer to conduct interim and a final comprehensive inspection of the Project with the Authorized Commission Representative and User Agency to verify that the materials furnished and the work performed are substantially compliant with the contract documents.
    a. The Design Builder is responsible for facilitating a walkthrough on site with the Authorized Commission Representative, Commissioning Agent and User Agency to review punch list items identified in the Design Builder's initial punch list. The Design Builder will consolidate and prepare punch lists indicating the items of

work remaining to be accomplished before a Certificate of Final Acceptance will be issued. Prepare certificates of preliminary and final completion in consultation with the Commission and the User Agency.

33. Submittal, Record Document and Close requirements set forth in Book 2, Standards Terms and Conditions Procedures Manual for Design Build Projects.

34. Oversee the efforts to assemble and deliver to the Commission all guarantees, warranties, operating and maintenance manuals required by the Contract Documents.

35. The User Agency requires a set of record drawings prepared and coordinated by the Architect. This set of record drawings must be provided in editable, auto-CAD format. Oversee the Design Builder's efforts to expedite the preparation and delivery of the "as-built" drawings, and operations and maintenance manuals of the Project in accordance with the specifications. The "as-built" documents will be subject to the approval of the Commission. Submit approved "as-built" documents to the Commission upon completion of the Project.

36. Upon completion of the all "punch list" items in accordance with the Contract Documents, issue a Certificate of Final Acceptance. A Certificate must not be issued by the Architect until, to the best of its knowledge, information and belief, all work has been completed in accordance with the Contract Documents.

37. Project Close-out Approval Form. The Architect shall draft and complete the Project Closeout Approval Form for the Project.

38. Assist the Commission on performing and documenting a warranty inspection 11 months walkthrough following Substantial Completion of the Project.

39. At the 11 month walkthrough the Architect shall recalibrate the design energy model to incorporate actual operation, utility and weather information collected during the first 11 months that the building has been occupied, and any changes made during construction.

40. Assist Commission Consultants by coordinating with and providing documentation to the Consultants to aid in the development or revision of investigations and reports. Commission Consultants include but are not limited to Environmental, Survey, Geotechnical, and Traffic.

Environmental Design Consultant Services

41. Environmental Design Consultant Services.
    a. The Design-Builder (DB) shall complete all environmental specifications for the renovation / demolitions / new construction activities, as needed, regarding:
        i. Lead-based paint (LBP);
        ii. Asbestos containing materials (ACM); and
        iii. Hazardous Materials / Non-Hazardous Materials / Universal Waste;
        iv. Existing Conditions (Hazardous Materials Assessment and Environmental Assessment);
        v. Soil Removal and Disposal;
        vi. Acceptance of Backfill.

    b. The Design Builder shall ensure that the environmental specifications, environmental scope of work, etc., include procedures to manage hidden conditions discovered during the project in order to minimize delays during renovation / demolition.

    c. The Design Builder shall follow all local, state and federal regulatory requirements and provide required specifications and procedures as necessary for managing those materials.

d. The Design Builder shall modify the following existing PBC template abatement specifications to tailor them for the ACM abatement work utilizing an Illinois Department of Public Health (IDPH) licensed Asbestos Project Designer:
    i. 01 56 11 TEMPORARY DUST, FUME, AND ODOR CONTROL;
    ii. 02 26 00 HAZARDOUS MATERIALS ASSESSMENT;
    iii. 02 82 13 ASBESTOS ABATEMENT PRIOR TO DEMOLITION;
    iv. 02 82 14 ASBESTOS ABATEMENT FOR INTERIORS
    v. 02 84 15 ASBESTOS ABATEMENT FOR EXTERIORS;
    vi. 02 83 19.13 LEAD-BASED PAINT ABATEMENT

e. The DB shall modify existing PBC template specifications as to the proper packaging, transportation and disposal / recycling of the materials identified in the Hazardous Materials Survey. The DB shall also provide cost effective methods for removing and disposing of the materials identified in the Hazardous Materials Survey. The Design Builder shall revise / develop PBC specifications for the following, as applicable to the renovation / demolition scope of work:
    i. 01 56 11 TEMPORARY DUST, FUME, AND ODOR CONTROL;
    ii. 02 26 00 HAZARDOUS MATERIALS ASSESSMENT; and
    iii. 02 41 16 HAZARDOUS AND UNIVERSAL WASTE MANAGEMENT

f. The DB shall revise/develop PBC specifications for the following, as applicable to the work:
    i. 02 65 00 UNDERGROUND STORAGE TANK REMOVAL;
    ii. 31 23 18 SOIL, FILL, BACKFILL, CU STRUCTURAL SOIL AND CONSTRUCION AND DEMOLITION DEBRIS REMOVAL; and
    iii. 31 23 23 ACCEPTANCE OF BACKFILL, TOP SOIL & CU STRUCTURAL SOIL

g. The DB shall provide Draft Environmental Specifications (PDF and Word format) to the PBC for review and comment prior to issuing them to the sub-contractors for execution. The Design Builder shall redline changes made to the template specifications prior to submitting them to the PBC. The DB shall make any required modifications or corrections and reissue the specifications. The DB shall upload the final version to Collaborative Workspace (CW) upon completion of the specifications. Scope of work sheets and drawings are required for this project.

h. General Environmental Manager: The DB shall provide an experienced individual to perform the following General Environmental Management (GEM) services for renovation/demolition activities which include, but are not limited to the following:

    i. Administrative Controls;
    ii. Management and Coordination of Regulated Waste Removal and Disposal Activities;
    iii. Waste Profiles, soil removal and disposal oversight;
    iv. Backfill analysis review and approval;
    v. Management and Scheduling of Air Sampling Activities During Asbestos Abatement Activities;
    vi. Management, Scheduling and Reporting for Ambient Air Monitoring During Demolition; and
    vii. Underground Storage Tank Removal Management, Oversight, Sampling and Reporting Services (if required).
    viii. Attend meetings as requested by the PBC;
    ix. Coordinating all environmental inspections and getting the inspection reports to the PBC in a timely manner for review;
    x. Making sure all environmental inspection reports are provided in hard copy to the PBC and uploaded to CW;
    xi. Getting all required design review deliverables to the PBC and incorporating all design review comments to the PBC's satisfaction;

xii. Setting up all required environmental meetings and providing environmental project and deliverables status to the PBC as requested;
xiii. Become familiar with and institute existing asbestos and demolition specifications;
xiv. Review and approve environmental submittals required in the specifications, receiving environmental documentation from the Demolition / Abatement Contractors through CW;
xv. Coordinate and schedule environmental consultant's work tasks. The GEM will coordinate with any and all abatement, air sampling professional work, waste removal and Demolition/Abatement Contractors to schedule environmental oversight activities and will be in charge of managing the schedule of any and all environmental activities;
xvi. Receive, review, comment and approve all documents related to asbestos abatement, regulated waste removal, underground storage tank and air monitoring activities on behalf of the PBC;
xvii. Be responsible for escorting regulators around on campus and will be the on-site point of contact for any and all regulatory or public inquiries related to environmental matters;
xviii. Respond to any and all correspondence from local, state or federal regulators on behalf of the PBC after PBC review, and will provide corrective action negotiations when necessary;
xix. Perform daily inspections of environmental work activities and will observe, document and notify the PBC of any issues as required;
xx. Sign waste manifests on behalf of site owner;
xxi. Provide regulated materials management and oversight during removal and disposal activities;
xxii. Coordinate with Demolition/Abatement Contractor on site and shall maintain all submittal records and upload them to CW on a weekly basis;
xxiii. Be responsible to maintain schedules of all waste removal activities on site;
xxiv. Be responsible to inspect the areas where all waste is being removed and stored to ensure work was done correctly and in accordance with contract specifications;
xxv. Respond to site issues, unforeseen conditions, regulatory inspections / citation, site emergencies, spills, etc. on an emergency response basis and prepare a detailed comprehensive report at the conclusion of each incident;
xxvi. Coordinate Air Sampling Professional's (ASP) with the Demolition / Abatement Contractors and will keep a schedule of all ASP work being performed;
xxvii. Provide advice on technical matters during the course of the abatement and demolition activities, and as needed consultation to the PBC;
xxviii. Provide daily observations and documentation of the asbestos abatement work; and
xxix. Provide coordination for ambient air monitoring for asbestos, lead and particulates (PM10) during demolition activities.

i. Air Sampling Professional Services: The DB shall provide Air Sampling Professional / Project Managers (ASP / PM) for the renovation/demolition activities as needed to satisfy applicable regulations such as OSHA. At a minimum, the ASP / PM shall be responsible for general asbestos abatement oversight activities, asbestos air sampling of inside and outside work areas, clearance air monitoring for asbestos abatement operations, and reporting. The ASP / PM will have to coordinate work activities with the GEM and the asbestos / demolition contractors. They will monitor abatement activities in accordance with all local, state and federal guidelines. They will review the asbestos/demolition contractor submittals including but not limited to:
    i. Notifications;
    ii. Worker and supervisor licensing;
    iii. Sign in sheets;
    iv. Waste manifests;
    v. The ASP / PM will conduct containment inspection;
    vi. The ASP / PM will inspect the work areas and abatement procedures;
    vii. THE ASP / PM will visually inspect the engineering controls systems including negative pressure ventilation systems, decontamination procedures and respiratory protection worn by asbestos abatement employees;
    viii. The ASP / PM will monitor of contractor work methods including workspace cleanliness, wet work methods, bag out, and final cleaning; and

ix. The ASP/PM will evaluate whether visible debris and asbestos containing materials have been fully removed as per the specifications.

j. The ASP / PM shall be licensed by the IDPH and shall have Asbestos Analyst Registry (AAR) accreditation. (If the ASP / PM is not an accredited AAR then the DB shall include the PCM analytical costs). Laboratories analyzing samples (if needed) shall participate in AIHA PAT Program or analyst should be AAR. The ASP / PM will be responsible for asbestos air sampling of inside and outside work areas and clearance monitoring.

k. Air monitoring shall be conducted in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method 7400, counting rules and all local, state and federal requirements. The ASP/PM shall provide work area monitoring (inside and outside containments) and final clearance inspection, testing and sample analysis using phase contrast microscopy (PCM) in accordance with IDPH regulations. The timing and sequencing, including area start and finish points, of abatement must be coordinated with the PBC, the GEM and the asbestos/demolition contractor for related phases of the overall project.

l. The DB shall also prepare monitoring reports in a standardized reporting format to document on-site monitoring during abatement that includes, at a minimum:
    i. Summary of work;
    ii. Company and ASP / PM Name and License;
    iii. Date and time of activities;
    iv. Sampling methods used;
    v. Asbestos abatement contractor;
    vi. Daily worker log;
    vii. Work area sign-in and out logs;
    viii. Photographs during abatement activities (before and after);
    ix. Notifications;
    x. Worker and Supervisor Licensing;
    xi. Waste Manifests;
    xii. Analytical/filled out air sampling forms by ASP / PM;
    xiii. Daily inspectors logs;
    xiv. Other forms and/or logs required by state and federal regulations; and
    xv. Provide sampling and analysis of unexpected ACM encountered during the work.

m. Ambient Air Monitoring Services: The DB shall provide ambient air monitoring to ensure compliance with existing local, state and federal ambient air standards. Ambient air monitoring shall be performed during demolition activities for asbestos, lead and particulates (PM10). The DB shall prepare an “Ambient Air Monitoring Plan” which includes monitor locations, air sampling and analytical methodology and action levels. It is anticipated that these samples will be performed to establish a baseline demonstrating the ambient air levels of asbestos, lead and particulates during demolition activities. Once baselines are established, and if monitoring shows levels are below acceptable guidelines as stated below, with approval from PBC, the DB can demobilize the air monitors from the site. It is also anticipated these methods will be utilized for this project:
    i. Respirable Dust (PM10) found in the Code of Federal Regulations (40 CFR, Part 50, Appendix J) or other approved method;
    ii. Lead by the procedure found in Code of Federal Regulations (40 CFR, Part 50, Appendix G) or other approved method; and
    iii. Asbestos (utilizing Phase Contrast Microscopy (PCM) and / or Transmission Electron Microscopy (TEM)

n. The Design Builder shall provide a report for the project including but not limited to the following:
    i. Company and ASP Name and License;
    ii. Date and time of activities;
    iii. Sampling methods used;
    iv. Demolition contractor;

v. Analytical / filled out air sampling forms by ASP;
vi. Daily inspectors logs; and
vii. Other forms and/or logs required by state and federal regulations

o. Underground Storage Tank Oversight Services: The DB shall provide underground storage tank removal management, oversight, sampling and reporting services (if required). These services shall include, at a minimum:
    i. Following the removal of the tanks, soil samples will be collected from the excavation walls and floor. Two (2) samples shall be collected from the excavation floor below each UST and the four (4) side walls for a total of six (6) samples from each tank basin. The soil samples collected for chemical analysis will be placed into the appropriate pre-preserved sample containers provided by the laboratory. The sample jars will be labeled and immediately placed into an ice-filled cooler. The samples will be subsequently transported under proper chain-of-custody protocol to an IEPA approved analytical laboratory. Soil samples shall be analyzed for the absence/presence of Benzene, Toluene, Ethylene, and Xylene (BTEX) using USEPA Method 5035A/8260B and Polynuclear Aromatic Hydrocarbons (PNAs) by USEPA Method 8270 SIM. In addition, one soil sample will be collected for Leaking Underground Storage Tank (LUST) Priority Pollutants.
    ii. If needed, the DB shall prepare the 20 and 45 Day Reports as required by the Illinois Environmental Protection Agency.
    iii. The DB shall create one binder that includes the following information for each tank.
        1. Description of the UST removed, the location, the size, the date, time, Contractor Name, removal permit number, product and soil removed, GPS coordinates of each corner of tank basin, backfill type, analytical results and photos;
        2. Removal Permit; and
        3. Waste Records

p. Environmental Cost Estimate: Provide an environmental abatement estimate based on the surveys completed. The Cost Estimate shall include detailed information for the abatement of asbestos containing materials, lead-based paint mitigation (if required); removal and disposal/recycling of hazardous and non-hazardous materials; and soil removal and disposal.

q. Environmental Project Manager: The Design Builder shall provide an Environmental Project Manager (as needed) for providing consulting services related to:

    i. Review the Phase I and II Environmental Site Assessment and providing recommendations regarding management of soils in the project area;
    ii. Preparation of an “Environmental Remediation Plan” to indicate impacted soils and disposal requirements;
    iii. Providing submittal reviews related to soil disposal and imported materials;
    iv. Preparation of a “Waste Management Plan”; and
    v. Manage off-site soil disposal with a truck tracking log

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EXHIBIT #2

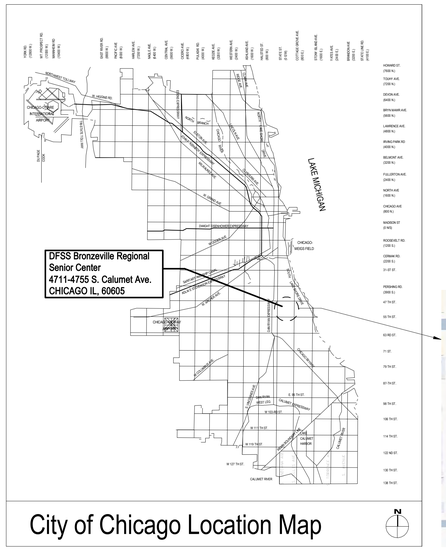
Various Documents and Drawings Issued for Scope and Performance Criteria from the RFP Phase I available here:
https://www.pbcchicago.com/opportunities/rfpfordfssbronzevilleregionalseniorcenterdb/
AND
The RFP for Phase II (including all Attachments (A) and Exhibits (A-L) listed in Section VII – List of Attachments) available here:
https://www.pbcchicago.com/wpcontent/uploads/2025/11/RFP_PBC_PXM_DBSvcsforDFSSBronzevilleRegionalSeniorCenterPh2_PS3102_20251120_FINAL.pdf are hereby incorporated by hyper-link attachment and by reference

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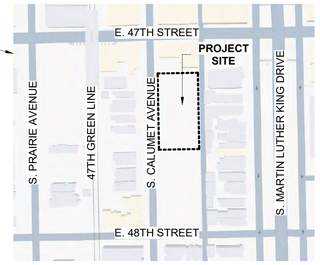
EXHIBIT #3

Schematic Design & Narratives

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City of Chicago Location Map



DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711-4755 S. CALUMET AVENUE
CHICAGO IL, 60605
PBC PROJECT NUMBER 10030

ISSUE FOR 100% SD
08.15.25

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

PUBLIC BUILDING COMMISSION OF CHICAGO

BRANDON JOHNSON, MAYOR
RAY GIDEROF, EXECUTIVE DIRECTOR

FOOD SERVICE CONSULTANT
S20 Consultants
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847.309.1163

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TGDA Landscape Architecture
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Chicago, IL 60651
312.481.8432

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CIVIL ENGINEER
Milhouse Engineering
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STRUCTURAL ENGINEER
Milhouse Engineering
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Chicago, IL 60604
312.987.0061

DESIGN ARCHITECT
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233 N. Michigan Avenue, #1900
Chicago, IL 60601
312.856.1970



INDEX OF DRAWINGS

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G-102	CODE COMPLIANCE - FIRST FLOOR PLAN
G-103	CODE COMPLIANCE - SECOND FLOOR PLAN
G-104	PLAT OF SURVEY
AS101	SITE PLAN
DR-1	EXTERIOR VIEWS
DR-2	COURTYARD / TERRACE VIEWS
DR-3	AXON VIEWS
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P0.00	SYMBOLS AND ABBREVIATIONS
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P1.02	SECOND FLOOR PLUMBING PLAN

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER
4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615
PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

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530 N. Wood Street, #C
Chicago, IL 60622

Issuance

MARK	DESCRIPTION	DATE
1	100% SD	08/15/25

PBC Project Name: **DFSS BRONZEVILLE REGIONAL SENIOR CENTER**

PBC Contract No: 10030

Project No: H-93

Title

TITLE SHEET AND INDEX OF DRAWINGS

Sheet

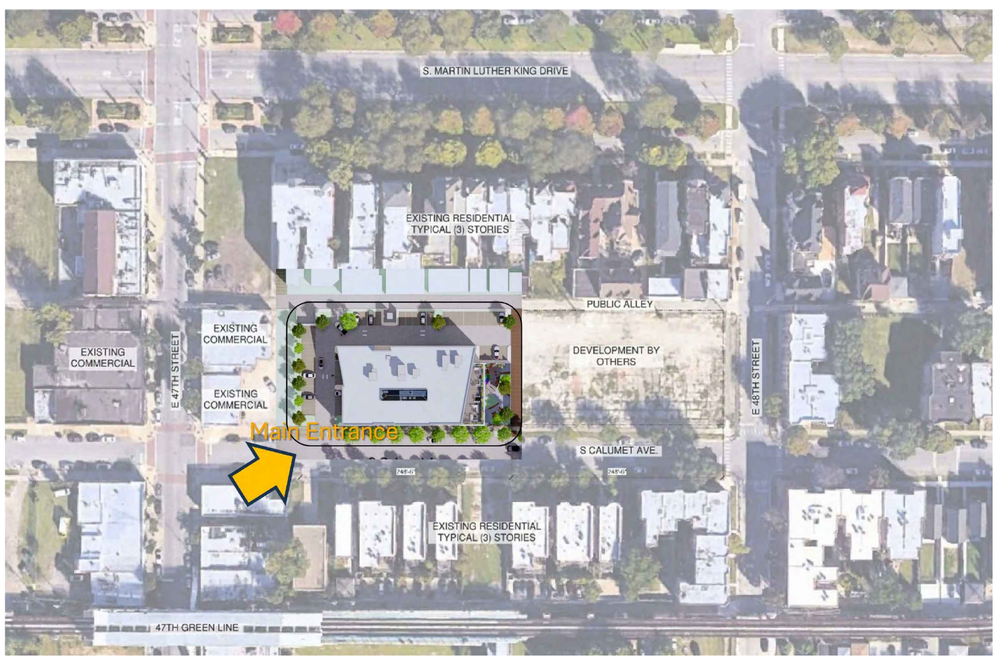
G-001

ZONING / LANDSCAPE CODE ANALYSIS

ISSUE / CODE REQUIREMENT	CODE SECTION	UNIT / QTY	REQUIRED / CALCULATION	ACTUAL / PROVIDED	NOTES
SITE SUMMARY (ALL UNITS ARE SQUARE FOOT)					
TOTAL SITE AREA				32,360	
1ST FLOOR BUILDING COVERAGE (GSF)				12,533	
2ND FLOOR BUILDING FLOOR AREA (GSF)				12,054	
TOTAL BUILDING FLOOR AREA (GSF)				**24,587**	
VEHICULAR USE AREA				13,259	
ASPHALT PAVING				12,000	
CONCRETE PAVING, CURBS + PADS				3,300	
EXTERIOR COURTYARD				2,100	
TOTAL LANDSCAPE AREA EXCLUDING COURTYARD				1,641	
TOTAL SITE IMPERVIOUS AREA				30,019	
TOTAL SITE LANDSCAPE AREA				2,341	
AUTOMOBILE PARKING REQUIREMENTS					
REQUIRED PARKING - 1 PER STFULL TIME EMPLOYEES	17-10-0207-E	6	6 EMPLOYEES / 3 = 2 SPACES REQUIRED	39	TOTAL COUNT IN CLUDES 2 ACCESSIBLE SPACES
ACCESSIBLE PARKING - NONRESIDENTIAL OCCUPANCY	17-10-0902-A		1 REQUIRED ACCESSIBLE SPACES +1 PER FIRST 25 SPACES - 1 FOR EVERY 25 SPACES THEREAFTER	2	
PARKING STALL DIMENSIONS - 90 DEGREE	17-10-1001		8'-0" x 18'-0" / 22'-0" AISLE		AISLE MAY BE REDUCED TO 20'-0" IF STALL WIDTH IS INCREASED TO 8'-6
BICYCLE PARKING REQUIREMENTS					
OFF-STREET PARKING SCHEDULE	17-10-0302-A / 17-10-0207-E		1 PER 10 AUTO SPACES / 2' W x 6' D x 7' H	4	
OFF-STREET LOADING					
SCHEDULE OF MINIMUM REQUIREMENTS - CIVIC USE GROUP	17-10-1101		0 - 24,999 GROSS FLOOR AREA: **NONE REQUIRED** 25,000 - 199,999 GFA: 1 REQUIRED	1	AS THE BUILDING IS CIVIC USE AND LESS THAN 25,000 GSF, A LOADING BERTH IS TECHNICALLY NOT REQUIRED THIS NEEDS TO BE REVIEWED WITH CLIENT/USER
LANDSCAPE ORDINANCE					
PARKWAY PLANTING - (1 TREE PER 25' OF FRONTAGE)	**17-11-0100**			EXISTING TO REMAIN / EXISTING TO REPLACE / ADDITIONAL NEW PROVIDED	
S. CALUMET R.O.W. FRONTAGE LENGTH (15' WIDE SIDEWALK) / #TREES	17-11-0103-A	255.00	10	3 / 0 / 6	ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM DRIVEWAY AND STREET LIGHT UTILITY OFFSET REQUIREMENTS. UNDERGROUND UTILITIES (GAS LINE) TO BE INVESTIGATED TO ESTABLISH VIABILITY OF TREE PLACEMENT.
TOTAL NUMBER OF TREES REQUIREC			**10**		
TOTAL NUMBER OF PARKWAY TREES PROVIDED			**9**	**3** / **0** / **6**	
PARKING LOT AND VEHICULAR USE AREA SCREENING	**17-11-0200**				
PERIMETER LANDSCAPE AREA					
PARKING LOT STREET FRONTAGE (L.F.)		61.00			
STREET FRONTAGE L.F. LANDSCAPE AREA PROVIDED		39.00			
PERIMETER LANDSCAPE AREA		39.00	3'-W (SHRUB BORDER WITH ORNAMENTAL FENCE SETBACK 5' FROM PROPERTY LINE ALONG CALUMET AVE)	SEE PLAN	MINIMUM 2.5' HIGH / 4' MAX. HIGH HEDGE / 12" HIGH MAX. AT SIGHT TRIANGLES
CONTINUOUS SCREENING HEDGE			24" H SHRUBS SPACED 36" O.C. MAX.	SEE PLAN	OWNER TO MAINTAIN HEDGE BETWEEN 30" AND 48" AT MATURITY
NUMBER OF TREES REQUIRED- 1 PER 25 L.F. OF FRONTAGE		61.00	**2**	0 / 0 / **2**	
INTERNAL PLANTING	**17-11-0203-A**				
PARKING LOT VEHICULAR USE AREA (S.F.)		13259.00		13,259	
INTERNAL PLANTING AREA (S.F.) 7.5% OF VEHICULAR USE AREA			13250 x 0.075=995SF REQUIRED	1171	465 SF OF 965 SF TOTAL PROVIDED AT NORTH LOT EDGE PERIMETER TO MAXIMIZE NUMBER OF PARKING SPACES AND AS BUFFER TO ADJACENT COMMERCIAL PROPERTY
REQUIRED TREES: 1 PER 125 S.F.OF REQUIRED INTERNAL LANDSCAPE AREA			**1171 / 125=9 REQUIRED**	- / **9**	
FENCING	**17-11-0202-C**				
PARKING LOT STREET FRONTAGE		61.00	4' H ORNAMENTAL METAL FENCE	4'	4' H ORNAMENTAL METAL FENCE (6 FT HIGH AS ALLOWED BY ZONING ADMINISTRATOR FOR SECURITY CONCERNS)
PARKING LOT TO ADJACENT RESIDENTIAL PROPERTY			6' HIGH WOOD OR MASONRY FENCE	NA	(NA) NOT APPLICABLE
TRASH AND ELEC. TRANSFORMER ENCLOSURE / SCREENING	17-11-0300		6' HIGH MASONRY WALL ENCLOSURE WITH OPAQUE GATES. WALL PERIMETER TO BE PLANTED WITH VINES		6 FT HIGH MASONRY ENCLOSURE WALLS WITH OPAQUE METAL GATES

PLUMBING FIXTURE COUNT (PER IL ADMIN CODE PART 890 APPENDIX A IL PLUMBING CODE[B])							
COMMUNITY USE: ASSEMBLY / EXHIBITION							
OCCUPANT LOAD[A]: 14,640 NSF /50 SF/PERSON = **292**	MALE OCCUPANTS: 146			FEMALE OCCUPANTS: 146			ALL-GENDER
	FIXTURES REQUIRED	REQUIRED	ACTUAL	FIXTURES REQUIRED	REQUIRED	ACTUAL	ACTUAL
WATER CLOSETS	5+1/50 OVER 110	6	2	5+1/50 OVER 110	6	6	2
URINALS[1]	SUBSTITUTE	UP TO 3	4	NA	NA	NA	NA
LAVATORIES[2]	5+1/50 OVER 125	6	4		6	4	2
DRINKING FOUNTAINS	REQUIRED: 1 PER 75 = 4, ACTUAL:4						
SERVICE SINKS	REQUIRED: 1 PER FLOOR = 2, ACTUAL:2						
1. URINALS MAY BE SUBSTITUTED FOR MALE WATER CLOSETS, NOT TO EXCEED HALF THE REQUIRED TOTAL. 2. SPACES CONSIDERED NONCONCURRENT USE: STORAGE, ELECTRICAL/MECHANICAL ROOMS, RESTROOMS, STAIRWELLS, CORRIDORS. 3. THE IL ADMIN CODE PART 890 APPENDIX A IL PLUMBING CODE MAY BE SUBSTITUTED FOR THE CHICAGO PLUMBING CODE.							

PLUMBING FIXTURE COUNT (PER CHICAGO PLUMBING CODE)							
OCCUPANCY/USE: A-3 COMMUNITY CENTER							
OCCUPANT LOAD[B]: 14,640 NSF /20 SF/PERSON = **732**	MALE OCCUPANTS: 366			FEMALE OCCUPANTS: 366			ALL-GENDER
	FIXTURES REQUIRED	REQUIRED	ACTUAL	FIXTURES REQUIRED	REQUIRED	ACTUAL	ACTUAL
WATER CLOSETS	3+1/50 OVER 90	9	2	4+1/30 OVER 100	13	6	2
URINALS[3]	SUBSTITUTE	UP TO 4	4	NA	NA	NA	NA
LAVATORIES	1 PER 50	7	4		7	4	2
DRINKING FOUNTAINS	REQUIRED: 1 PER 500 = 2, ACTUAL: 4						
SERVICE SINKS	REQUIRED: 1, ACTUAL: 2						
A. URINALS MAY BE SUBSTITUTED FOR MALE WATER CLOSETS, NOT TO EXCEED HALF THE REQUIRED TOTAL. B. SPACES CONSIDERED NONCONCURRENT USE: STORAGE, ELECTRICAL/MECHANICAL ROOMS, RESTROOMS, STAIRWELLS, CORRIDORS.							



ZONING INFORMATION			UNDERLYING ZONE	PROPOSED PROJECT
ZONING DISTRICT			B3-3 (Community Shopping District)	Special Use
BUSINESS DISTRICTS				
Allowed Uses 12-2-0207 Use Table and Standards			Community Centers allowed by Special Use	Special Use Permit Required
Bulk and Density Standards				
Floor Area Ratio (FAR) (17-3-043-A)			Maximum FAR:3.0	Existing Site Area: 64,614/2=32,307 SQ SF Total Building Area: 24,500 SF FAR Calculation: 24,500 SF / 32,307 SF = 0.76
FAR of Public and Civic Uses (17-13-1003-C)			The Zoning Administrator is authorized to approve an administrative adjustment to allow any permitted Public and Civic use in an B or C district to exceed the applicable FAR by up to 20% over the otherwise applicable maximum.	FAR 3.0+20%=3.6
SETBACKS	Front: (17-3-0404)	S. Calumet Ave. (West side of site)	No front setback is required in B or C districts, except on B- or C-zoned lots abutting R-zoned lots that have lot frontage on the same street. The required front setback in those cases must equal at least 50% of the front yard that exists on the abutting R-zoned lot. If the abutting R-zoned lot is vacant, the 50% must be calculated on the basis of the abutting lot's required front setback.	
	Side: (17-3-0406)	Neighboring parking lot (North side of site)	No side setbacks are required in B and C districts, except when B- or C- zoned property abuts R-zoned property, in which case the side setback required for a residential use on the R- zoned lot applies.	
	Side: (17-3-0406)	Neighboring senior living (South side of site)	No side setbacks are required in B and C districts, except when B- or C- zoned property abuts R-zoned property, in which case the side setback required for a residential use on the R- zoned lot applies.	
	Rear: (17-3-0405-B2)	Alley (East side of site)	When the rear property line of B- or C-zoned property abuts a rear property line of R-zoned property, the minimum rear setback for the B- or C- zoned property is 16 feet. In such cases, the rear setback may begin 15 feet or one story above grade, whichever is lower.	
Other Setbacks, Admin. Adjustment (17-13-1003-I)			The Zoning Administrator is authorized to approve an administrative adjustment to permit a reduction of up to 50% in the depth of any setback required by the applicable zoning district regulations when such reduction would match the predominate yard depth of existing buildings on the block.	
Building Height (17-3-0408-A)			Varies by lot frontage and whether there is ground floor commercial space.	Lot Frontage >50', w/Commercial = 65' Max Height Lot Frontage >50', w/o Commercial = 60' Max Height
Height Increase for Transit-Served Locations (17-3-0408-B)			Within 2,640' rail or 1,320' bus. Requires a Type I Zoning Map Amendment.	Lot Frontage >100', w/Commercial = 75' Max Height Lot Frontage >50', w/o Commercial = 70' Max Height
OFF-STREET PARKING AND LOADING				
Automobile Parking:				
(17-10-0207-E) Off-Street Parking Schedule			1 per 3 employees + additional parking and drop-off spaces as determined by DZ/LUP.	38 parking spaces + 2 accessible spaces = 40 total
(17-10-0902-A) Accessible Parking, Nonresidential Occupancy			Min. Number of Accessible Spaces: 1-25:1, 26-50:2	2 accessible spaces
(17-10-1001) Dimensions (90 degree parking)			Stall Depth: 18' Aisle Width: 22' Stall Width: 8'	
Bicycle Parking:				
(17-10-0207-E) Off-Street Parking Schedule			1 per 10 Auto spaces; minimum 4 spaces; may use up to (2) vehicle spaces req'd as space for providing bicycle parking (17-10-0302-C).	4 spaces
Table (17-10-0302) Design and Location			2'W x 6'L x 7'H each	
Loading Berths:				
(17-10-1101) Schedule of Minimum Requirements			Required Loading Spaces: 0 - 24,999 gsf = none 25,000 - 199,999 gsf = 1	<50,000 SQ FT = 10'x 25' Loading Space >50,000 SQ FT = 10x 50'



Project: DFSS Regional Senior Center — Date: 6/18/2025

CITY OF CHICAGO DEPARTMENT OF BUILDINGS CODE MATRIX

Public Building Commission of Chicago: DFSS Regional Senior Center, 4711S. Calumet Ave

PROJECT DESCRIPTION

The scope of work provides for constructing a new approximately 24,587 sq. ft., two story senior center. The proposed building will include a community room, a dining room with warming kitchen, a fitness room, and various classrooms / administrative spaces. The project will also include site improvements, landscaping, and access walkways.

The existing site has no above-ground structures so demolition will be limited to removal of existing paving.

GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance(CZO) and Chicago Building Code (CBC) 2019 Edition

ITEM	ISSUE	CHAPTER/ ARTICLE	Ordinance Requirement	Actual	Location/ Sheet No.	Agency/ Test No.	REMARKS
BUILDING REQUIREMENTS							
2.01	Occupancy Classification(s)	Section 305	-	Assembly Group A-3			Community hall
2.02	Height and Area Limitations						
	a. Height	Ch 5, Table 504.3 Table 504.4	85 FT/4-story	TBD			Fully sprinkled
	b. Area	Ch 5, Table 506.2	48,000 SF	24,587			Fully sprinkled
2.03	Types of Construction	Ch 6, Table 601	Type II - A: Fire-Resistive	Type II - A: Fire Resistive			Non-combustible, unprotected
2.04	Mixed Occupancy Separations	Section 508.3.3	Group A occupancies <300 people = 1-hr separation unless sprinkled	Fully sprinkled			
2.05	Fire Resistance Requirements	Ch 6, Table 601					
	a. Primary structural frame		1 Hour	1 Hour			
	b. Bearing walls - exterior		1 Hour	n/a			No Exterior Bearing Walls
	c. Bearing walls - interior		1 Hour	n/a			No Interior Bearing Walls.
	d. Non bearing walls - exterior	Ch 6, Table 602	0 Hour @ >30'	0 Hour			
	e. Non bearing walls - interior		0 Hour	0 Hour			
	f. Floor construction		1 Hour	1 Hour			
	g. Roof construction		1 Hour	1 Hour			
2.06	Elevator Framing	Section 713.4	1 Hour <4 Stories	1 Hour			Elevator Shaft and framing is 1 hour fire rated
2.07	Mezzanine Floor		n/a	n/a			No mezzanine floor
2.08	Basement Construction		n/a	n/a			No basement
2.09	Driveways & Loading Spaces						
2.10	Fire Resistive Requirements- interior partitions	Section 706					
	a. Fire Walls - Construction	Section 706	4 Hours	n/a			No fire walls
	b. Parapets	Section 705.11	1 Hour	n/a			No rated wall to match
	c. Stairway Enclosures	Section 713.4	1 Hour	1 Hour		U 419	Stair connecting 2 stories
	d. Elevator and escalator enclosures	Section 713.4	1 Hour	1 Hour		U 906	Connecting less than four stories
	Protection of openings	714, Table 716.1(2)	Match rating	1 Hour, 2 Hour			
	Enclosures of Heating Rooms	Table 509	2 Hours	2 Hours		U 419	
	Enclosure of Storage Rooms ≤100SF	Table 509	1 Hour (sprinkled)	1 Hour (sprinkled)			
	h. Finishes						
	Interior wall and ceiling finishes	Section 803.1.1	Varies, see below				
	Stairway and Elevator shafts	Table 803.13	Class A	Class A		NFPA 286	Class A: 0-25 flame spread rating: smoke developed 0 - 450
	Public Lobbies and Corridors	Table 803.13	Class B	Class B			Class A: 0-25 flame spread rating: smoke developed 0 - 450
	Room & Enclosed Spaces	Table 803.13	Class C	Class C			
	Interior Trim	Section 806.7	Class C	Class C			Not more than 10% of any specific wall or area
	Floor Coverings	Section 804.4.2	Class II	Class II		NFPA 286	803.1.1.1 - NFPA 286 Acceptance criteria
2.11	Fire Protection Equipment	Chapter 9					
	a. Sprinkler Systems	Section 903.2.1.3	Required	Provided			See fire protection drawings
EXIT REQUIREMENTS							
3.01	Types of Exits	Chapter 10	Allowable: vertical and horizontal exits	Vertical and horizontal exits			
3.02	Minimum Number of Exits	1006.2.1	Minimum of 2 Exits required	2 Exits to be provided			2 Exits from each floor, 2 exits from specific spaces
	a. Exception	1006.2.1	Minimum of 1 exit required	1 or 2 Provided			< 50 Occupants and < 4000 sf and < 75 feet interior travel distance
	b. Assembly room	Table 1004.5, 1006.2.1	51-300 > Occupants: Minimum of 2 exits required	2 Exits provided			For occupant loads > 300
3.03	Travel Distance to Exits	Table 1017.2	250 Feet w/sprinkler system	<250 Feet w/sprinkler system			
	a. Increases Permitted	Table 1017.2.1	Not permitted	Not permitted			
	b. Dead End Corridor	Section 1020.4	20 Feet*	20 Feet			*Except where length is less than 2.5 times the corridor width.
3.04	Capacity of Exits						
	a. Stairs and vertical exits	1005.3.1	0.2 Inches per occupant / sprinklered	See life safety plans			sprinklered bldg
	b. Doorways, outside exits,	1005.3.2	0.15 Inches per occupant / sprinklered	See life safety plans			Min 32" clear opening at doorway for accessibility. Door capacity at 0.15 as sprinklered bldg.
3.05	Minimum Width of Exits						
	a. Exit Doors	1005.3.2	Min 32" Clear, 0.15 in per occupant / sprinklered	See life safety plans			See Floor plans and door schedule
	b. Stairs and corridors	Table 1020.2	Minimum 44"	>44"			See Floor plans and door schedule
3.06	Swing of Exit Doors	1010.1.2.1	50+ Occupants	In direction of exit travel			Applies to exit and access regardless of occupant load
3.07	Hardware	1010.1.9	Exit doors open without key	Exit doors open without key			
	a. Assembly Units	1010.9.4	>300 occupants (a) locks permitted, AHJ approval	Panic Devices Provided			
	b. Finish		Knurled handles when leading to hazard areas	Knurled handles when leading to hazard areas			Utility / mechanical spaces
3.08	Revolving Doors	1010.1.4.1	n/a	n/a			Revolving door not provided
3.09	a. Landings	1011.6	Width not less than width of stairway served	Width not less than width of stairway served or 48" max.			
	b. Handrails	1014	Handrails required	Provided			Shall be between 34-38" above nosing
	c. Construction	1011	Consistent with type	Non - combustible			
	d. Enclosures Stair #1 + Stair #2	Section 713.4	1 Hour	1 Hour			Stair Connecting <4 Stories
	d. Enclosures Stair #3	1019.3(1)	Enclosure not required	n/a			Stair enclsure not required as connecting only 2 stories (2nd to 1st/exit floor)
	e. Head Room	1011.3	Minimum 7'-0"	Minimum, 7'-0"			

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Issuance

MARK	DESCRIPTION	DATE
1	100% SD	08/15/25

PBC Project Name: **DFSS BRONZEVILLE REGIONAL SENIOR CENTER**

PBC Contract No: 10030

Project No: H-93

Title

CODE & ZONING MATRIX

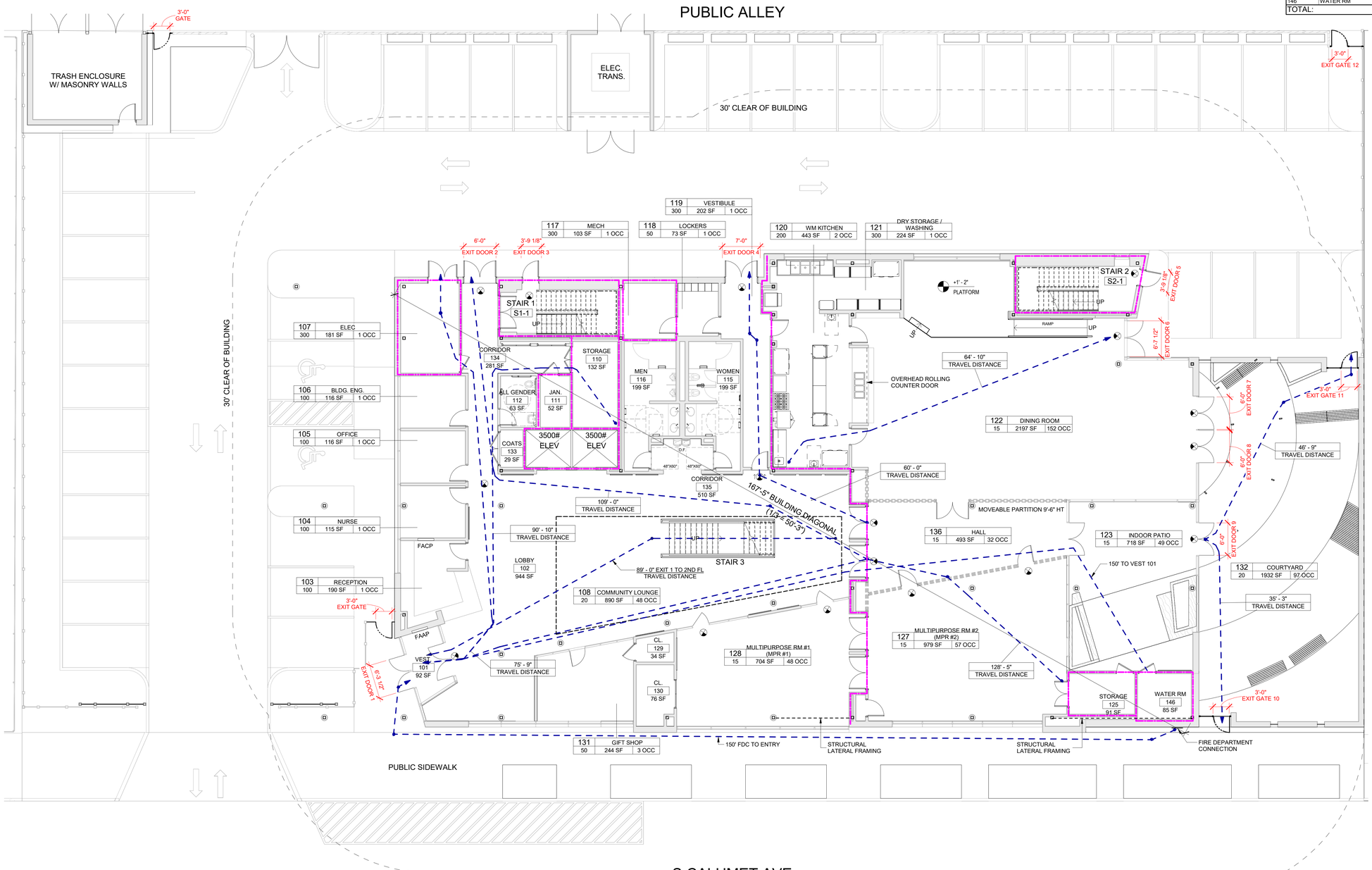
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G-101

OCCUPANCY CLASSIFICATION: A-3 COMMUNITY HALL

OCCUPANCY CONTENT

Number	Name	Area	Occ.	Occ. Load Factor	Occ. Load	Primary Exit
FIRST FLOOR						
102	LOBBY	944 SF				1,2
103	RECEPTION	190 SF	100	GROSS	1	1,2
104	NURSE	115 SF	100	GROSS	1	1,2
105	OFFICE	116 SF	100	NET	1	1,2
106	BLDG. ENG.	116 SF	100	NET	1	2
107	ELEC	181 SF	300	GROSS	1	2
108	COMMUNITY LOUNGE	890 SF	20	NET	48	1
110	STORAGE	132 SF	300	GROSS	1	2
111	JAN.	52 SF	300	GROSS	1	2
112	ALL GENDER	63 SF			1	2
115	WOMEN	199 SF				1
116	MEN	199 SF				1
117	MECH	103 SF	300	GROSS	1	4
118	LOCKERS	73 SF	50		1	4
120	WM KITCHEN	443 SF	200	GROSS	2	4
121	DRY STORAGE / WASHING	224 SF	300		1	4
122	DINING ROOM	2197 SF	15		152	6
123	INDOOR PATIO	718 SF	15	NET	49	9
125	STORAGE	91 SF	300	GROSS	1	9
127	MULTIPURPOSE RM #2 (MPR #2)	979 SF	15	NET	57	9
128	MULTIPURPOSE RM #1 (MPR #1)	704 SF	15	NET	48	1
131	GIFT SHOP	244 SF	50	NET	3	1
132	COURTYARD	1932 SF	20		97	
133	COATS	29 SF	300	GROSS	1	2
136	HALL	493 SF	15	NET	32	
146	WATER RM	85 SF				
TOTAL:		11, 523 SF			469 PEOPLE	



LIFE SAFETY LEGEND

PATH OF TRAVEL
REMOTE POINT DISTANCE
EXIT SIGN

MAXIMUM TRAVEL DISTANCE

IBC 2018 TABLE 1017.2	
CLASS B	250 FEET W/ SPRINKLER SYSTEM
CLASS S-1	250 FEET W/ SPRINKLER SYSTEM
CLASS S-2	400 FEET W/ SPRINKLER SYSTEM
NFPA 101 CHAPTERS 38 & 42	
CLASS B	300 FEET W/ SPRINKLER SYSTEM
CLASS S-1	400 FEET W/ SPRINKLER SYSTEM
CLASS S-2	400 FEET W/ SPRINKLER SYSTEM
PROVIDED	
MAXIMUM TRAVEL DISTANCE PROVIDED	162-8" (W/ SPRINKLER SYSTEM)

EXITING CAPACITY (DOORS)

CHICAGO CONSTRUCTION CODE 2019 1005.3.2

EXIT NO.	WIDTH (IN)	EGRESS CAP. FACTOR	EXIT CAPACITY	ACTUAL LOAD
1	72	0.15	480	267
2	72		480	3
3	40		266	-
4	84		560	5
5	40		266	-
6	72		480	51
7	72		480	51
8	72		480	50
9	72		480	49
10	36		240	49
11	36		240	49
12	36		240	-
TOTAL				574

FIRE RATINGS LEGEND

1 HOUR FIRE RATING
2 HOUR FIRE RATING

LEGEND

ROOM NUMBER — 101 ROOM NAME — #N/G 150 SF ### OCC
LOAD FACTOR (SF/OCC) N: NET G:GROSS
ROOM SF
OCCUPANCY LOAD

1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

TOTAL SITE AREA: 32,305 GSF

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615

PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

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Issuance

MARK	DESCRIPTION	DATE
1	100% SD	08/15/25

PBC Project Name: DFSS BRONZEVILLE REGIONAL SENIOR CENTER

PBC Contract No: 10030

Project No: H-93

Title

CODE COMPLIANCE - FIRST FLOOR PLAN

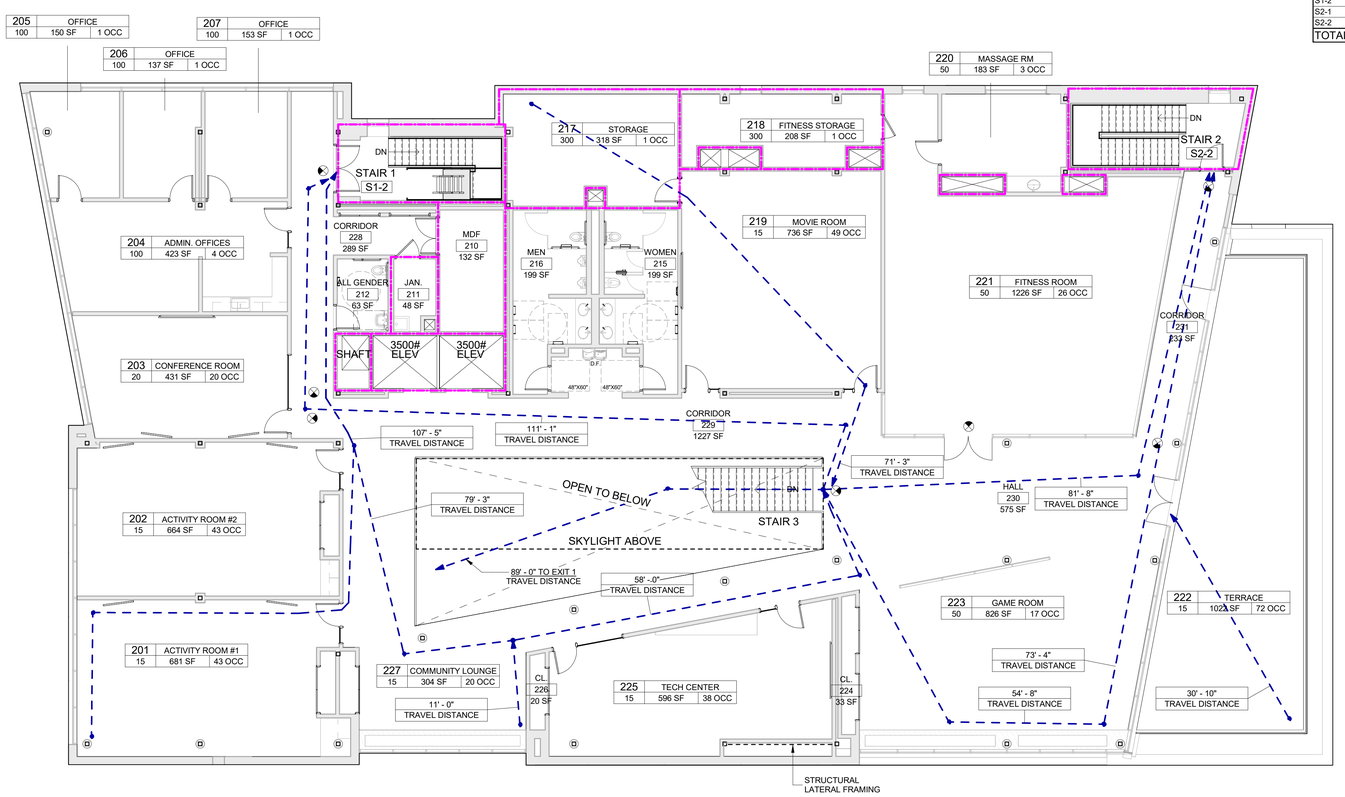
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G-102

OCCUPANCY CLASSIFICATION: A-3 COMMUNITY HALL

OCCUPANCY CONTENT

Number	Name	Area	Occ.	Occ. Load Factor	Occ. Load	Primary Exit
SECOND FLOOR						
201	ACTIVITY ROOM #1	681 SF	15	NET	43	3
202	ACTIVITY ROOM #2	664 SF	15	NET	43	3
203	CONFERENCE ROOM	431 SF	20	NET	20	3
204	ADMIN. OFFICES	423 SF	100	NET	4	3
205	OFFICE	150 SF	100	NET	1	3
206	OFFICE	137 SF	100	NET	1	3
207	OFFICE	153 SF	100	NET	1	3
210	MDF	132 SF	300	GROSS	1	3
211	JAN.	48 SF	300	GROSS	1	3
212	ALL GENDER	63 SF				3
215	WOMEN	199 SF				1
216	MEN	199 SF				1
217	STORAGE	318 SF	300	GROSS	1	1
218	FITNESS STORAGE	208 SF	300	GROSS	1	1
219	MOVIE ROOM	736 SF	15	NET	49	1
220	MASSAGE RM	183 SF	50	NET	3	1
221	FITNESS ROOM	1226 SF	50	GROSS	26	1
222	TERRACE	1022 SF	15	NET	72	5
223	GAME ROOM	826 SF	50	NET	17	1
225	TECH CENTER	596 SF	15	NET	38	1
227	COMMUNITY LOUNGE	304 SF	15	NET	20	1
230	HALL	575 SF				
S1-1	STAIR 1	178 SF				3
S1-2	STAIR 1	178 SF				3
S2-1	STAIR 2	184 SF				5
S2-2	STAIR 2	184 SF				5
TOTAL:		10,021 SF			342 PEOPLE	



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

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

LIFE SAFETY LEGEND

- PATH OF TRAVEL
- REMOTE POINT DISTANCE
- EXIT SIGN

MAXIMUM TRAVEL DISTANCE

IBC 2018 TABLE 1017.2	
CLASS B CLASS S-1 CLASS S-2	250 FEET W/ SPRINKLER SYSTEM 250 FEET W/ SPRINKLER SYSTEM 400 FEET W/ SPRINKLER SYSTEM
NFPA 101 CHAPTERS 38 & 42	
CLASS B CLASS S-1 CLASS S-2	300 FEET W/ SPRINKLER SYSTEM 400 FEET W/ SPRINKLER SYSTEM 400 FEET W/ SPRINKLER SYSTEM
PROVIDED	
MAXIMUM TRAVEL DISTANCE PROVIDED	162-8" (W/ SPRINKLER SYSTEM)

EXITING CAPACITY (STAIRS/DOORS)

CHICAGO CONSTRUCTION CODE 2019 1005.3.2

EXIT NO.	WIDTH (IN)	EGRESS CAP. FACTOR	STAIR EXIT CAPACITY	DOOR EXIT CAPACITY	ACTUAL LOAD
STAIR 1	44	0.2 STAIR	220	480	109
STAIR 2	44	0.15 DOORS	220	240	113
STAIR 3	68		340	-	118
TOTAL					340

FIRE RATINGS LEGEND

- 1 HOUR FIRE RATING
- 2 HOUR FIRE RATING

LEGEND

ROOM NUMBER ← 101 ROOM NAME
#N/G | 150 SF | ### OCC
LOAD FACTOR (SF/OCC) N: NET G:GROSS — ROOM SF — OCCUPANCY LOAD

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

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Issuance

MARK	DESCRIPTION	DATE
1	100% SD	08/15/25

PBC Project Name: **DFSS BRONZEVILLE REGIONAL SENIOR CENTER**

PBC Contract No: 10030

Project No: H-93

Title

CODE COMPLIANCE - SECOND FLOOR PLAN

Sheet

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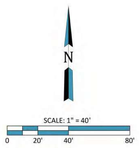
VICINITY MAP
(NOT TO SCALE)



ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

PIN: 20-10-105-002
PIN: 20-10-105-003





HORIZONTAL AND VERTICAL DATUM

MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

ELEVATIONS WERE INITIALLY ESTABLISHED USING NAVD88 AND CONVERTED TO CHICAGO CITY DATUM BY APPLYING AN ADJUSTMENT OF -579.20 FEET.

STRUCTURE INFORMATION

STRUCTURE 200
COMBINATION MANHOLE
CLOSED LID
RIM ELEVATION = 598.72
N 12" RCP INV = 590.22
S 12" RCP INV = 590.27
BOTTOM OF STRUCTURE = 590.32

STRUCTURE 201
COMBINATION MANHOLE
RIM ELEVATION = 598.91
AREA UNDER CONSTRUCTION AT TIME OF SURVEY

STRUCTURE 202
STORM MANHOLE
RIM ELEVATION = 598.50
AREA UNDER CONSTRUCTION AT TIME OF SURVEY

STRUCTURE 203
VALVE VAULT
CLOSED LID
RIM ELEVATION = 598.62
N&S 12" DIP TOP OF PIPE = 593.11
TOP OF VALVE = 594.75

STRUCTURE 204
COMBINATION MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 598.16
E 6" RCP INV = 592.04
W 6" RCP INV = 591.84
STRUCTURE INACCESSIBLE

STRUCTURE 205
COMBINATION MANHOLE
RIM ELEVATION = 598.13
N 12" INV = 590.13
S INV = 590.18
BOTTOM OF STRUCTURE = 590.23
BOTTOM OF CONNECTIONS
ARE BELOW BOTTOM OF STRUCTURE
CREATES RIDGE AT CONNECTION POINT

STRUCTURE 206
COMBINATION MANHOLE
RIM ELEVATION = 597.75
N 12" INV = 590.10
S 12" INV = 590.65
BOTTOM OF STRUCTURE = 590.75

STRUCTURE 207
COMBINATION MANHOLE
CLOSED LID
RIM ELEVATION = 597.30
N 12" RCP INV = 590.20
S 12" RCP INV = 589.95
BOTTOM OF STRUCTURE = 590.10

STRUCTURE 208
VALVE VAULT
CLOSED LID
RIM ELEVATION = 598.85
E&W DIP TOP OF PIPE = 592.50
TOP OF VALVE = 594.00
BOTTOM OF STRUCTURE = 591.75

STRUCTURE 209
COMBINATION MANHOLE
CLOSED LID
RIM ELEVATION = 599.09
NW 12" DIP INV = 592.94
NW 12" DIP INV = 595.79
POTENTIAL BLIND TIE TO MAIN LINE
IN 47TH FOR LOWER NW CONNECTION

STRUCTURE 210
CATCH BASIN
OPEN LID
RIM ELEVATION = 598.31
SE 8" RCP INV = 595.81
BOTTOM OF STRUCTURE = 595.86

STRUCTURE 211
COMBINATION MANHOLE
OPEN LID
RIM ELEVATION = 598.52
SW 8" DIP INV = 596.29
BOTTOM OF STRUCTURE = 596.12

STRUCTURE 212
COMBINATION MANHOLE
CLOSED LID
RIM ELEVATION = 598.96
N 8" DIP INV = 593.36
NE 8" DIP INV = 596.11
BOTTOM OF STRUCTURE = 590.76

STRUCTURE 213
COMBINATION MANHOLE
RIM ELEVATION = 599.20
AREA UNDER CONSTRUCTION AT TIME OF SURVEY

STRUCTURE 214
VALVE VAULT
CLOSED LID
RIM ELEVATION = 599.06
N&S 12" DIP TOP OF PIPE = 592.96
TOP OF VALVE = 594.56
BOTTOM OF STRUCTURE = 591.66

STRUCTURE 215
COMBINATION MANHOLE
RIM ELEVATION = 598.53
AREA UNDER CONSTRUCTION AT TIME OF SURVEY

STRUCTURE 216
COMBINATION MANHOLE
RIM ELEVATION = 598.59
AREA UNDER CONSTRUCTION AT TIME OF SURVEY

STRUCTURE 217
CATCH BASIN
OPEN LID – 24" DIA
RIM ELEVATION = 597.74
TOP OF DEBRIS = 597.74
INVERTS UNATTAINABLE, FILLED WITH DEBRIS
TOP OF DEBRIS IS FLUSH WITH LID

STRUCTURE 218
CURB INLET
OPEN LID – 12" X 24" DIM
RIM ELEVATION = 596.99
S 10" CLAY INV = 594.46
BOTTOM OF STRUCTURE = 594.46
ELBOW TO STRUCTURE 219

STRUCTURE 219
COMBINATION MANHOLE
RIM ELEVATION = 597.28
NE 12" RCP INV = 594.43
SW 12" RCP INV = 592.63
BOTTOM OF STRUCTURE = 591.88

STRUCTURE 220
COMBINATION MANHOLE
OPEN LID
RIM ELEVATION = 597.59
NE 12" RCP INV = 589.89
S 24" RCP INV = 589.49
W 12" RCP INV = 589.49
BOTTOM OF STRUCTURE = 589.49

STRUCTURE 221
STORM MANHOLE
OPEN LID
RIM ELEVATION = 596.96
TOP OF DEBRIS = 595.01
FILLED WITH DEBRIS, INVERTS UNATTAINABLE

STRUCTURE 222
COMBINATION MANHOLE
CLOSED LID
RIM ELEVATION = 597.39
E&W 18" RCP INV = 589.49

STRUCTURE 223
VALVE VAULT
CLOSED LID
RIM ELEVATION = 597.18
E&W TOP OF PIPE = 592.48
TOP OF VALVE = 594.23
TOP OF DEBRIS = 592.28
FILLED WITH DEBRIS

STRUCTURE 224
COMBINATION MANHOLE
OPEN LID – 24" DIA
RIM ELEVATION = 597.01
TOP OF DEBRIS = 591.76
POTENTIAL NORTHWESTERLY CONNECTION
FILLED WITH DEBRIS, INVERTS UNATTAINABLE

STRUCTURE 225
COMBINATION MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 599.05
N&S 12" BRICK INV = 590.19

STRUCTURE 226
COMBINATION MANHOLE
OPEN LID – 24" DIA
RIM ELEVATION = 599.24
N 12" BRICK INV = 591.46
S 12" BRICK INV = 591.44

STRUCTURE 227
COMBINATION MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 599.50
NE 8" PVC INV = 593.22
W 8" PVC INV = 593.30
TOP OF DEBRIS = 593.44
FILLED WITH DEBRIS

STRUCTURE 228
COMBINATION MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 597.64
N 6" DIP INV = 591.26
E 8" DIP INV = 591.41
S 8" DIP INV = 591.19
W 12" DIP INV = 591.09

STRUCTURE 229
COMBINATION MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 599.45
N 12" BRICK INV = 590.85
S 12" BRICK INV = 590.81

STRUCTURE 230
COMBINATION MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 599.40
N 12" BRICK INV = 591.10
S 12" BRICK INV = 591.25

STRUCTURE 231
UNSPECIFIED MANHOLE
CLOSED LID
RIM ELEVATION = 598.83
STRUCTURE SEALED SHUT
DEPTH SENSOR IN CENTER OF LID

STRUCTURE 232
VALVE VAULT
RIM ELEVATION = 596.93
E&W 18" DIP TOP OF PIPE = 591.03
TOP OF VALVE = 592.68

STRUCTURE 233
COMBINATION MANHOLE
RIM ELEVATION = 597.16
N 12" INV = 589.36
NE 15" INV = 589.31
S 24" INV = 589.11
BOTTOM OF STRUCTURE = 589.31

STRUCTURE 300
CATCH BASIN
OPEN LID
RIM ELEVATION = 596.73
STRUCTURE INACCESSIBLE, VEHICLE OBSTRUCTION

STRUCTURE 301
CATCH BASIN
OPEN LID – 24" DIA
RIM ELEVATION = 597.33
TOP OF DEBRIS = 592.33
POTENTIAL WESTERLY CONNECTION
FILLED WITH DEBRIS, INVERT UNATTAINABLE

STRUCTURE 302
STORM MANHOLE
OPEN LID
RIM ELEVATION = 596.30
TOP OF WATER LINE = 593.50
BOTTOM OF STRUCTURE = 588.40
FILLED WITH WATER
NO VISIBLE CONNECTIONS

STRUCTURE 303
COMBINATION MANHOLE
OPEN LID
RIM ELEVATION = 597.03
TOP OF WATER LINE = 593.83
BOTTOM OF STRUCTURE = 590.58
FILLED WITH WATER
NO VISIBLE CONNECTIONS

STRUCTURE 999
SANITARY MANHOLE
CLOSED LID
RIM ELEVATION = 597.15
N 12" RCP INV = 589.45
S 12" RCP INV = 589.05
BOTTOM OF STRUCTURE = 589.25

BENCHMARK AND CONTROL INFORMATION

SOURCE BENCHMARK:
CHICAGO BENCHMARK 353
8.8' W. OF E. LINE OF S. ELIZABETH ST. & 92.7' S. OF S. LINE OF W. 47TH ST.
ELEVATION: 14.335

SITE BENCHMARKS:
BM 1
SOUTHEAST BOLT OF LIGHT POLE ON THE EAST SIDE OF SOUTH CALUMET AVENUE APPROXIMATELY 50 FEET SOUTH OF SOUTH CURB LINE OF EAST 47TH STREET
ELEVATION: 19.37

BM 2
NORTHEAST BOLT OF LIGHT POLE ON THE EAST SIDE OF SOUTH CALUMET AVENUE APPROXIMATELY 200 FEET SOUTH OF SOUTH CURB LINE OF EAST 47TH STREET
ELEVATION: 18.87

BM 3
SQUARE CUT ON BACK OF CURB ON SOUTHWEST CORNER OF SOUTH CALUMET AVENUE AND EAST 48TH AVENUE INTERSECTION
ELEVATION: 17.66

SITE CONTROL:
CONTROL POINTS 100, 102, 103, 104, 106, 111 & 112 SHOWN HEREON WITH NORTHINGS, EASTINGS, AND ELEVATIONS.

UTILITY CONTACT INFORMATION

ELECTRICITY – COMED (COMMONWEALTH EDISON)
GENERAL QUESTIONS / NEW SERVICE / CONSTRUCTION INQUIRIES:
1-800-334-7661
OUTAGES OR EMERGENCY SUPPORT:
USE THE SAME NUMBER ABOVE OR VIA COMED WEBSITE
"CALL BEFORE YOU DIG" REQUIREMENT:
CALL 811 TO MARK UNDERGROUND ELECTRIC LINES BEFORE EXCAVATING

NATURAL GAS – PEOPLES GAS
GENERAL SERVICE / CONSTRUCTION / NEW SERVICE GROUP:
844-889-3501
NEW CONSTRUCTION APPLICATIONS:
FAX: 920-430-6070
EMAIL: NEWSERVICEAPPLICATIONS@PEOPLESGASDELIVERY.COM
GAS EMERGENCIES (LEAK/ODOR):
866-556-6002
"CALL BEFORE YOU DIG" REQUIREMENT:
CALL 811 TO MARK UNDERGROUND GAS LINES BEFORE EXCAVATING

WATER & SEWER – CITY OF CHICAGO DEPARTMENT OF WATER MANAGEMENT
NEW CONNECTIONS / INSPECTIONS / PERMITS:
HANDLED VIA CITY OF CHICAGO BUILDING PERMITTING PORTAL (IPI) DURING PERMITTING STAGE; TYPICAL CONTACT THROUGH DOB/DEPARTMENT OF WATER MANAGEMENT—CALL THE CHICAGO 311 SYSTEM OR SPECIFIC PERMIT REVIEWER.
WATER BILLING & CUSTOMER SERVICE: 312-744-4426
"CALL BEFORE YOU DIG" REQUIREMENT:
CALL 811 TO MARK UNDERGROUND WATER LINES BEFORE EXCAVATING

LEGEND

WM	WATER METER		CATCH BASIN		BOUNDARY
E	ELECTRIC MANHOLE		INLET		LOT / PARCEL
VV	VALVE VAULT		SANITARY MANHOLE		RIGHT-OF-WAY
BB	BUFFALO BOX		STORM MANHOLE		UNDERLYING LOT LINE
WV	WATER VALVE		UNSPECIFIED MANHOLE		INTERNAL SUBDIVISION BOUNDARY
FH	FIRE HYDRANT		POWER POLE		BUILDING LINE
	SIGN		LIGHTPOLE		86.12 CURB & GUTTER / DEPRESSED CURB
o	BOLLARD/POST			OHW OHW	OVERHEAD WIRE
	FOUND/SET IRON PIPE	X	FOUND/SET CROSS CUT		5' CHAIN LINK FENCE LINE
	FOUND/SET IRON ROD		FOUND/SET MAG NAIL		CONCRETE MATERIAL
BC	BACK OF CURB	FX	FENCE CORNER	CB CB	COMBINATION SEWER LINE
FL	FLOWLINE	DC	DEPRESSED CURB	WTR WTR	WATERMAIN
EP	EDGE OF PAVEMENT	CL	CENTERLINE		MAJOR CONTOURS (5-FOOT)
EC	EDGE OF CONCRETE				MINOR CONTOURS (1-FOOT)
(M)	MEASURED	(R)	RECORD		

LAND TITLE SURVEY PREPARED BY WEAVER CONSULTANTS GROUP
PROVIDED FOR INFORMATION ONLY

Weaver Consultants Group

WEAVER CONSULTANTS GROUP
118 NORTH CLINTON STREET, SUITE 320
CHICAGO, ILLINOIS 60661
(630-717-4848
www.wcgllp.com

No.	DATE	REVISION DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
VACANT LAND

PBC PROJECT NUMBER: 10030
4711-4755 S. CALUMET AVENUE
CHICAGO, IL 60605

PREPARED FOR:
PUBLIC BUILDING COMMISSION of Chicago
50 WEST WASHINGTON STREET, ROOM 200
CHICAGO, IL 60602

DRAWN BY: MDP
CHECKED BY: KT
DATE: 07/22/2025
FILE: 1032-186-09
G:\1032-186-09_PBC_DFSS_AUTODESK\Cad\Sheets\1032-186-09_G-104.dwg

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SHEET 2 OF 3

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S2O Consultants
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DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615

PUBLIC BUILDING COMMISSION

CITY OF CHICAGO, MAYOR BRANDON JOHNSON

PUBLIC BUILDING COMMISSION of Chicago
DFSS Department of Family and Support Services

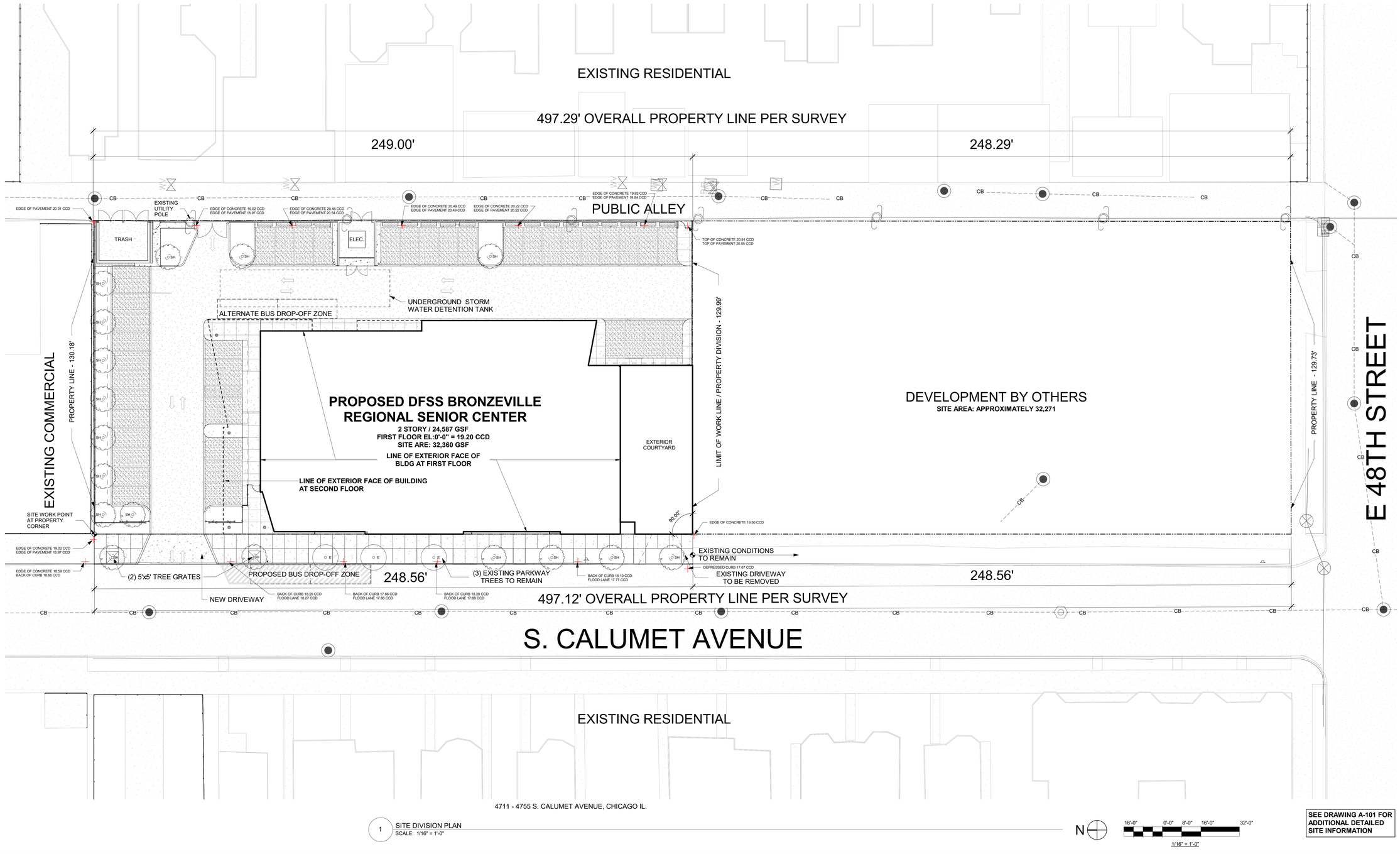
Issuance

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1	100% SD	08/15/25

PBC Project Name: DFSS BRONZEVILLE REGIONAL SENIOR CENTER
PBC Contract No: 10030
Project No: H-93
Title
PLAT OF SURVEY
Sheet
G-104

SITE PLAN LEGEND

PROPERTY LINE (PL)		CATCH BASIN	
COMBINATION SEWER LINE	CB — — CB	INLET	
WATER METER	W	SANITARY MANHOLE	
ELECTRIC MANHOLE	E	SANITARY MANHOLE	
VALVE VAULT		EXISTING MANHOLE	
WATER VALVE	WV	POWER POLE	
FIRE HYDRANT		LIGHT POLE	



4711 - 4755 S. CALUMET AVENUE, CHICAGO IL.

1 SITE DIVISION PLAN
SCALE: 1/16" = 1'-0"

N

16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

SEE DRAWING A-101 FOR ADDITIONAL DETAILED SITE INFORMATION

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SITE PLAN

Sheet

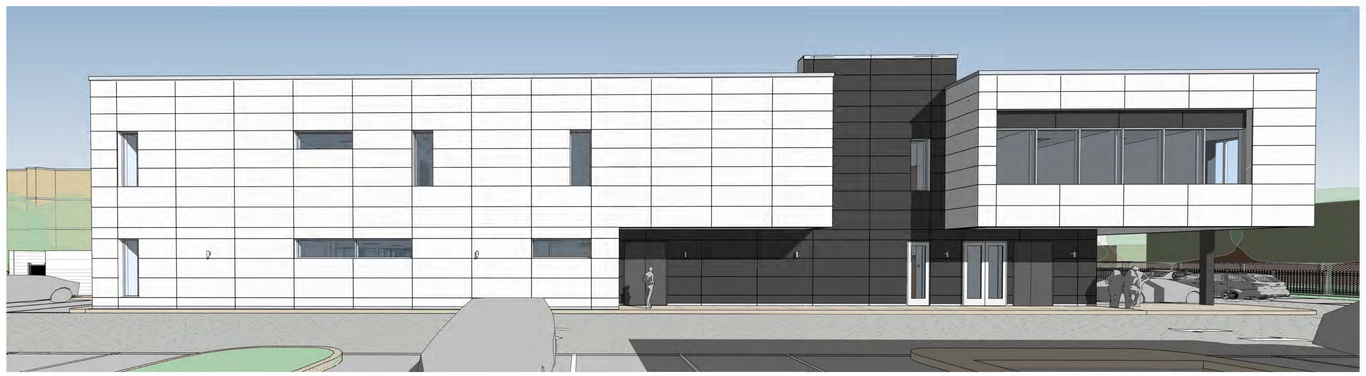
AS101



3 NORTH / EAST FACADE FROM PUBLIC ALLEY
SCALE:



2 WEST FACADE FROM CALUMET AVENUE
SCALE:



1 EAST FACADE VIEW FROM PARKING LOT
SCALE:

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Project No: H-93

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EXTERIOR VIEWS

Sheet

DR-1







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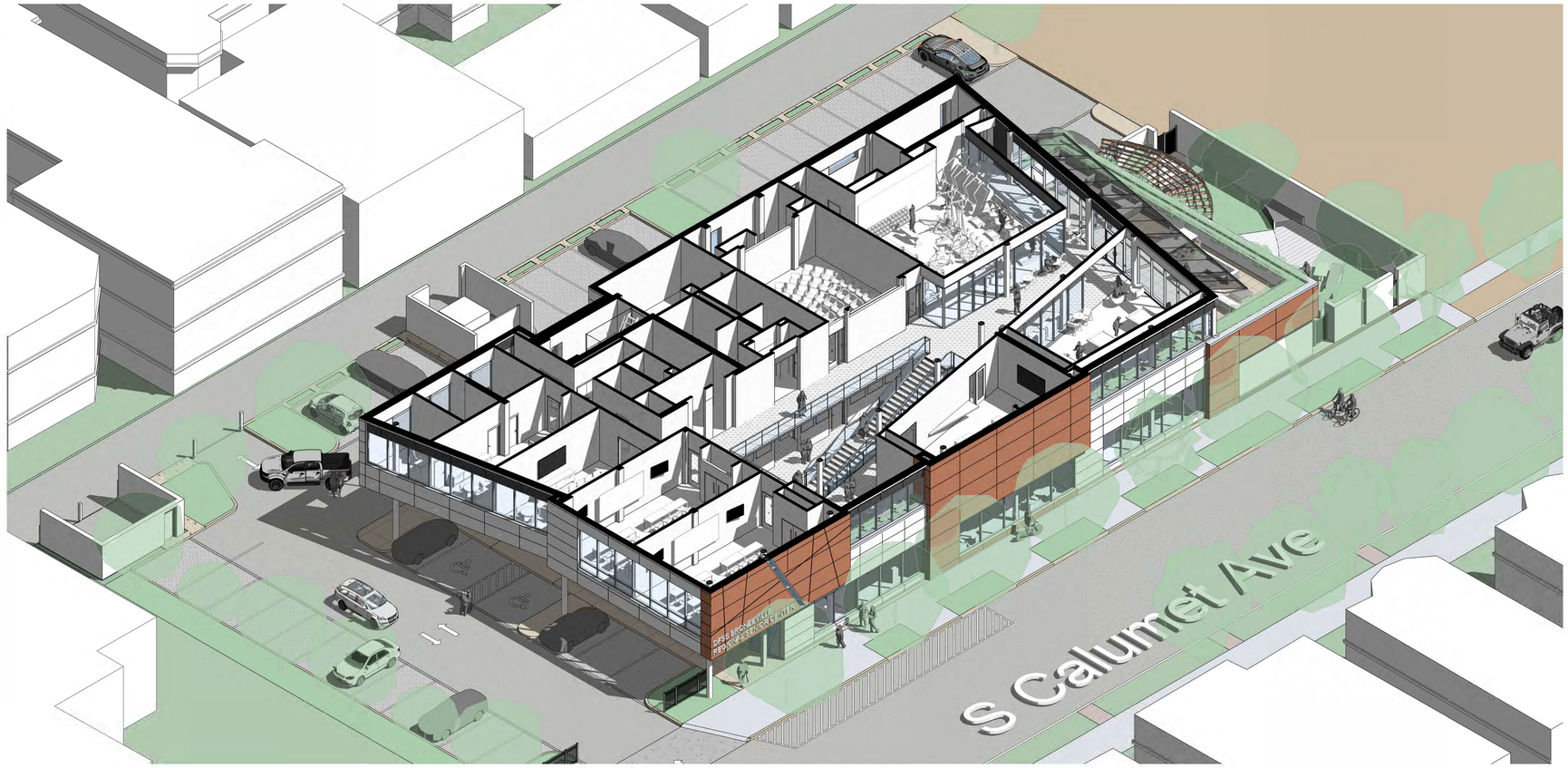
Project No: H-93

Title

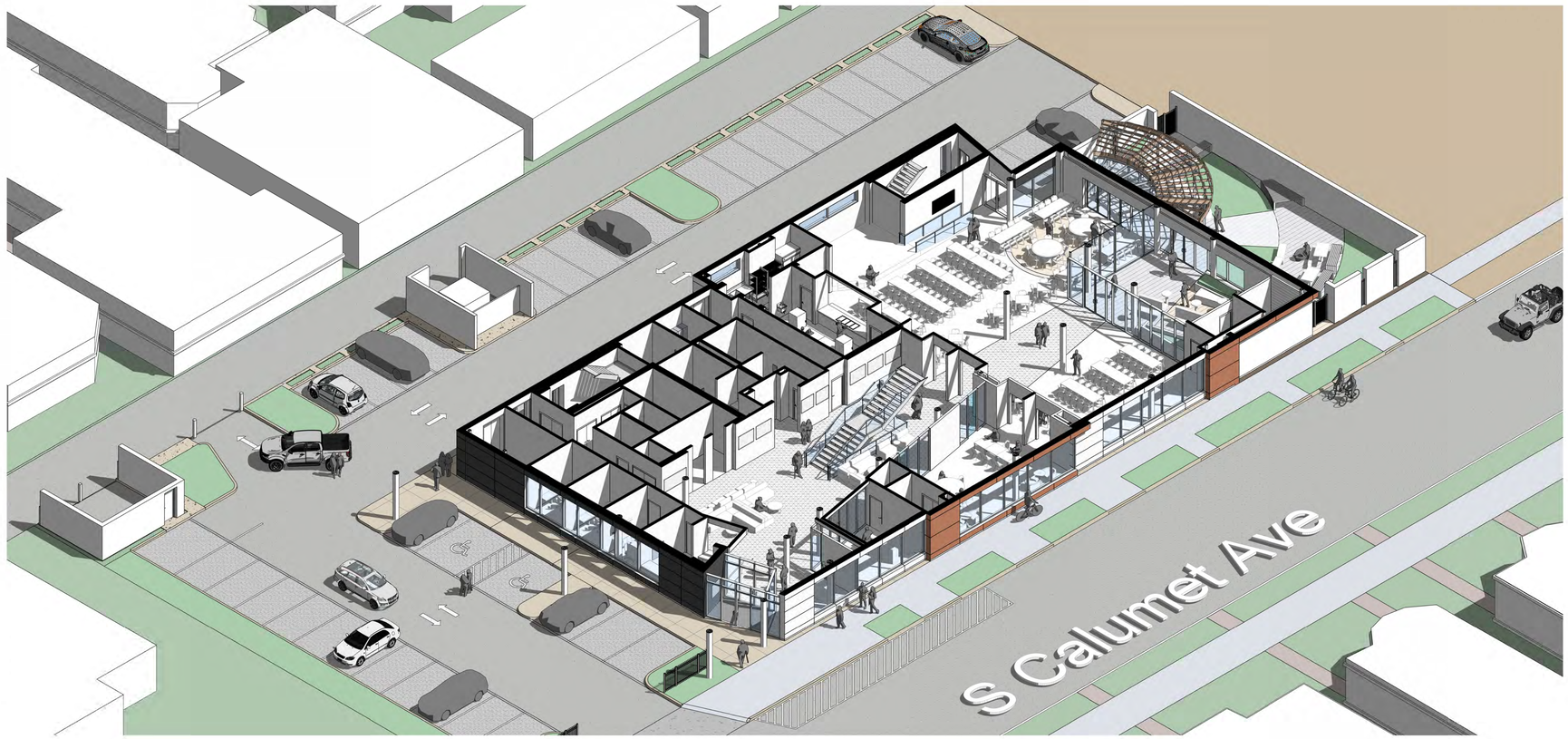
COURTYARD / TERRACE VIEWS

Sheet

DR-2



2 SECOND FLOOR AXON VIEW
SCALE:



1 FIRST FLOOR AXON VIEW
SCALE:

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PBC Contract No: 10030

Project No: H-93

Title

AXON VIEWS

Sheet

DR-3

ZONING / LANDSCAPE CODE ANALYSIS

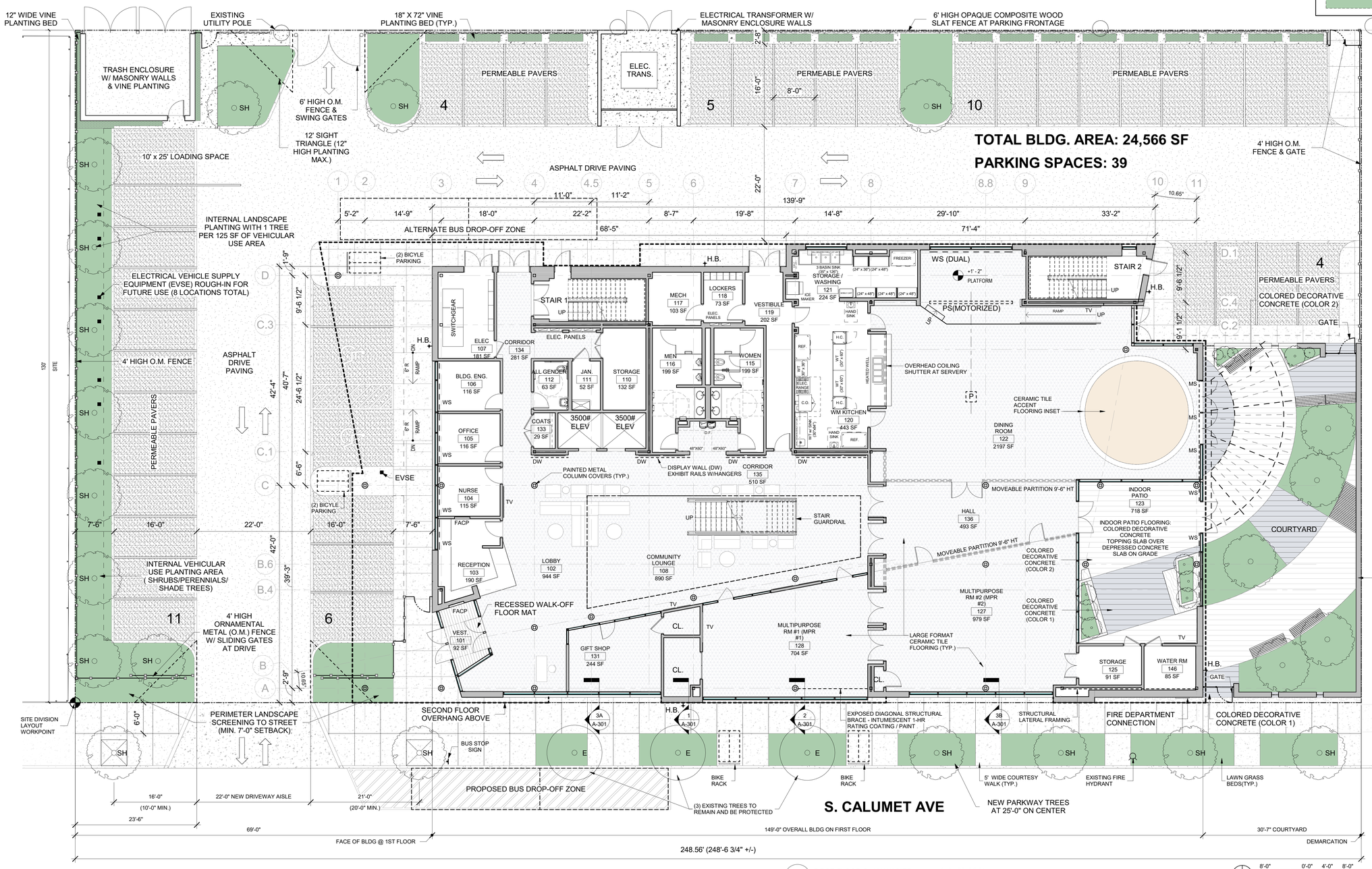
ISSUE / CODE REQUIREMENT	CODE SECTION	UNIT / QTY	REQUIRED / CALCULATION	ACTUAL / PROVIDED			NOTES
BICYCLE PARKING REQUIREMENTS							
OFF-STREET PARKING SCHEDULE	17-10-0302-A / 17-10-0207-E		1 PER 10 AUTO SPACES / 2' W x 6' D x 7' H			4	
OFF-STREET LOADING							
SCHEDULE OF MINIMUM REQUIREMENTS - CIVIC USE GROUP	17-10-1101		0 - 24,999 GROSS FLOOR AREA: **NONE REQUIRED** 25,000 - 199,999 GFA: 1 REQUIRED			1	AS THE BUILDING IS CIVIC USE AND LESS THAN 25,000 GSF, A LOADING BERTH IS TECHNICALLY NOT REQUIRED. THIS NEEDS TO BE REVIEWED WITH CLIENT/USER
LANDSCAPE ORDINANCE							
PARKWAY PLANTING - (1 TREE PER 25' OF FRONTAGE)	**17-11-0100**			EXISTING TO REMAIN	EXISTING TO REPLACE	ADDITIONAL NEW PROVIDED	
S. CALUMET R.O.W. FRONTAGE LENGTH (15' WIDE SIDEWALK) / #TREES	17-11-0103-A	255.00	10	3	0	6	ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM DRIVEWAY AND STREET LIGHT UTILITY OFFSET REQUIREMENTS. UNDERGROUND UTILITIES (GAS LINE) TO BE INVESTIGATED TO ESTABLISH VIABILITY OF TREE PLACEMENT.
TOTAL NUMBER OF TREES REQUIREC			**10**				
TOTAL NUMBER OF PARKWAY TREES PROVIDED			**9**	**3**	**0**	**6**	
PARKING LOT AND VEHICULAR USE AREA SCREENING	**17-11-0200**						
PERIMETER LANDSCAPE AREA							
PARKING LOT STREET FRONTAGE (L.F.)		61.00					
STREET FRONTAGE L.F. LANDSCAPE AREA PROVIDED		39.00					
PERIMETER LANDSCAPE AREA		39.00	3' W (SHRUB BORDER WITH ORNAMENTAL FENCE SETBACK 5' FROM PROPERTY LINE ALONG CALUMET AVE)			SEE PLAN	MINIMUM 2.5' HIGH / 4' MAX. HIGH HEDGE / 12" HIGH MAX. AT SIGHT TRIANGLES
CONTINUOUS SCREENING HEDGE			24" H SHRUBS SPACED 36" O.C. MAX.			SEE PLAN	OWNER TO MAINTAIN HEDGE BETWEEN 30" AND 48" AT MATURITY
NUMBER OF TREES REQUIRED- 1 PER 25 L.F. OF FRONTAGE		61.00	**2**	**0**	**0**	**2**	
INTERNAL PLANTING	**17-11-0203-A**						
PARKING LOT VEHICULAR USE AREA (S.F.)		13259.00				13,259	
INTERNAL PLANTING AREA (S.F.) 7.5% OF VEHICULAR USE AREA			13259 x 0.075=995SF REQUIRED			1171	465 SF OF 995 SF TOTAL PROVIDED AT NORTH LOT EDGE PERIMETER TO MAXIMIZE NUMBER OF PARKING SPACES AND AS BUFFER TO ADJACENT COMMERCIAL PROPERTY
REQUIRED TREES: 1 PER 125 S.F.OF REQUIRED INTERNAL LANDSCAPE AREA			**1171 / 125=9 REQUIRED**		-	**9**	
FENCING	**17-11-0202-C**						
PARKING LOT STREET FRONTAGE		61.00	4' H ORNAMENTAL METAL FENCE			4'	4'H ORNAMENTAL METAL FENCE (6 FT HIGH AS ALLOWED BY ZONING ADMINISTRATOR FOR SECURITY CONCERNS)
PARKING LOT TO ADJACENT RESIDENTIAL PROPERTY			6' HIGH WOOD OR MASONRY FENCE			NA	(NA) NOT APPLICABLE
TRASH AND ELEC. TRANSFORMER ENCLOSURE / SCREENING	17-11-0300		6 " HIGH MASONRY WALL ENCLOSURE WITH OPAQUE GATES. WALL PERIMETER TO BE PLANTED WITH VINES				6 FT HIGH MASONRY ENCLOSURE WALLS WITH OPAQUE METAL GATES

ZONING / LANDSCAPE CODE ANALYSIS

ISSUE / CODE REQUIREMENT	CODE SECTION	UNIT / QTY	REQUIRED / CALCULATION	ACTUAL / PROVIDED	NOTES
SITE SUMMARY (ALL UNITS ARE SQUARE FOOT)					
TOTAL SITE AREA				32,360	
1ST FLOOR BUILDING COVERAGE (GSF)				12,533	
2ND FLOOR BUILDING FLOOR AREA (GSF)				12,054	
TOTAL BUILDING FLOOR AREA (GSF)				**24,587**	
VEHICULAR USE AREA				13,259	
ASPHALT PAVING				12,000	
CONCRETE PAVING, CURBS + PADS				3,300	
EXTERIOR COURTYARD				2,100	
TOTAL LANDSCAPE AREA EXCLUDING COURTYARD				1,041	
TOTAL SITE IMPERVIOUS AREA				30,019	
TOTAL SITE LANDSCAPE AREA				2,341	
AUTOMOBILE PARKING REQUIREMENTS					
REQUIRED PARKING - 1 PER 3 FULL TIME EMPLOYEES	17-10-0207-E	6	6 EMPLOYEES / 3 = 2 SPACES REQUIRED	39	TOTAL COUNT IN CLUDES 2 ACCESSIBLE SPACES
ACCESSIBLE PARKING - NONRESIDENTIAL OCCUPANCY	17-10-0902-A		1 REQUIRED ACCESSIBLE SPACES -1 PER FIRST 25 SPACES - 1 FOR EVERY 25 SPACES THEREAFTER	2	
PARKING STALL DIMENSIONS - 90 DEGREE	17-10-1001		8'-0" x 18'-0" / 22'-0" AISLE		AISLE MAY BE REDUCED TO 20'-0" IF STALL WIDTH IS INCREASED TO 8'-6

FLOOR PLAN LEGEND

- WS — MANUAL WINDOW SHADE
- MS — MOTORIZED WINDOW SHADE
- PS — CEILING MOUNTED PROJECTION SCREEN
- P — MOTORIZED CEILING PROJECTOR
- DW — DISPLAY WALL EXHIBIT RAILS W/ HANGERS
- E — EXISTING TREES
- SH — NEW CANOPY TREES
- NEW P.C. CONCRETE PAVING DUMPSTER PAD
- NEW P.C. CONCRETE PAVING
- NEW BITUMINOUS PAVING
- NEW PLANTING AREAS



1 FIRST FLOOR PLAN W/ SITE (12,533 GSF)
SCALE: 1/8" = 1'-0"
FIRST FLOOR FINISHED FLOOR EL: 0'-0" = 19.20 CCD

N 8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

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Issuance

MARK	DESCRIPTION	DATE
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PBC Project Name: **DFSS BRONZEVILLE REGIONAL SENIOR CENTER**

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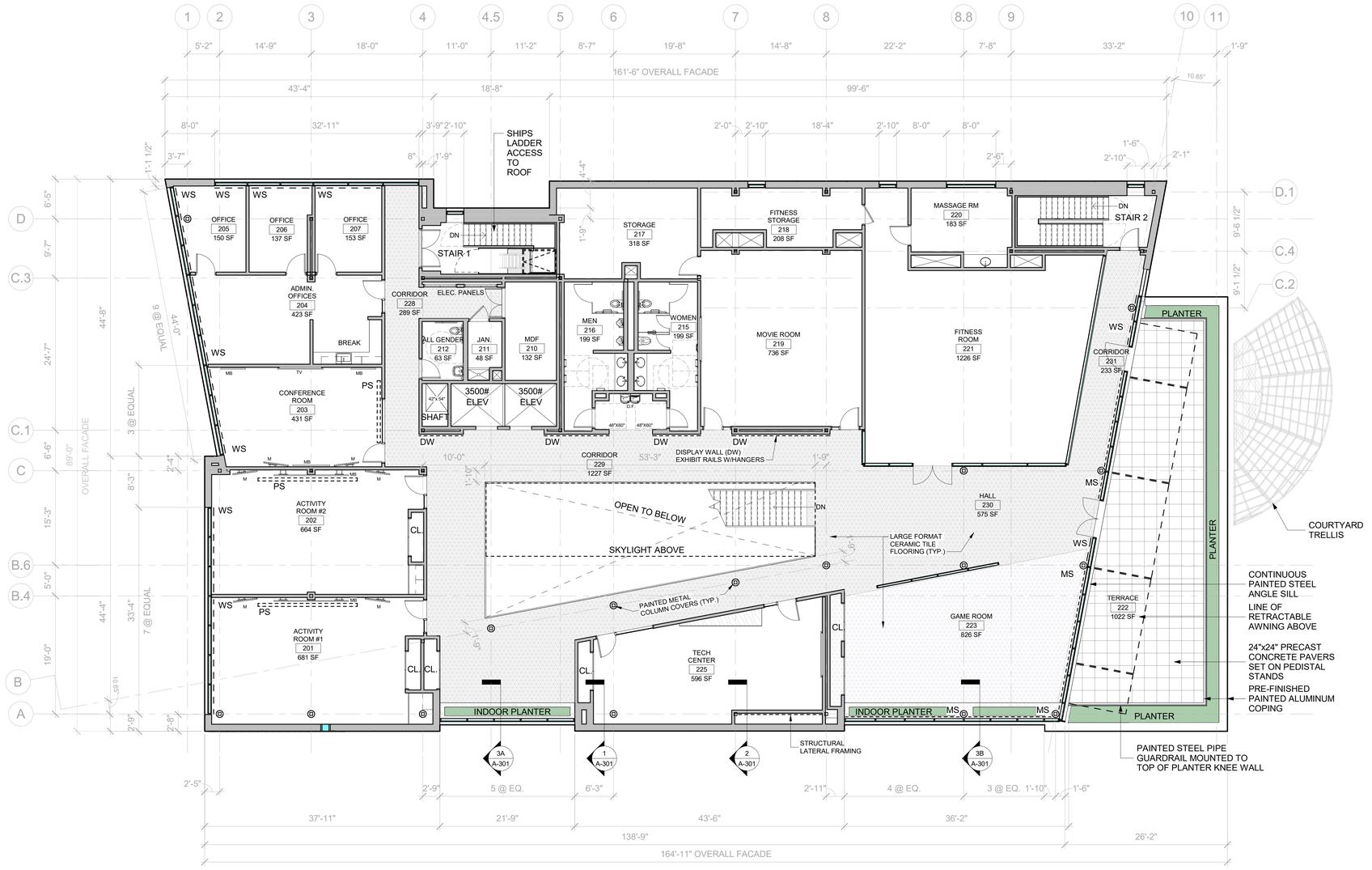
Project No: H-93

Title

FIRST FLOOR PLAN W/ SITE

Sheet

A-101



1 SECOND FLOOR PLAN (12,054 GSF)
SCALE: 1/8" = 1'-0"

N

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

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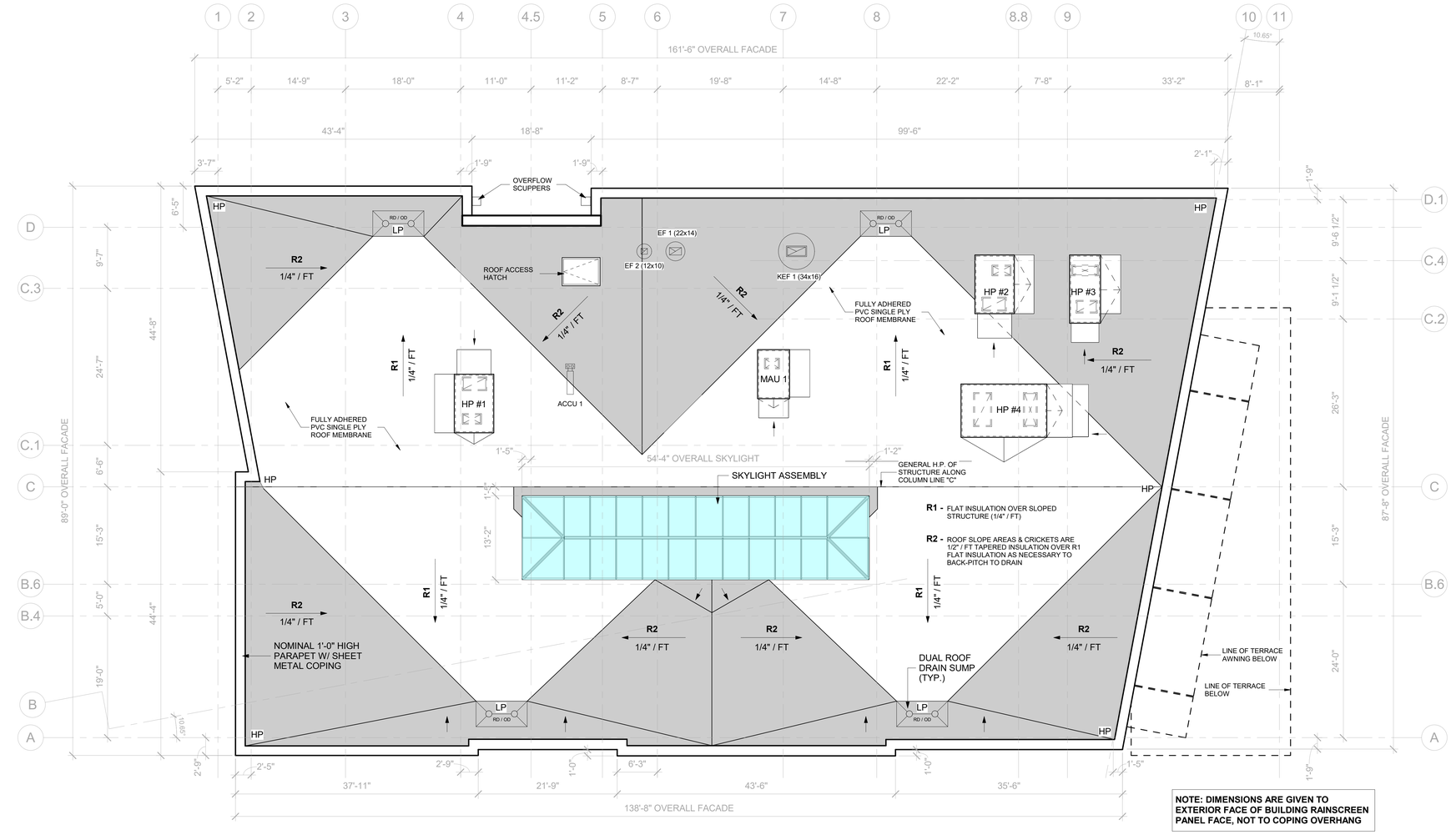
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SECOND FLOOR PLAN

Sheet

A-102



NOTE: DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF BUILDING RAINSCREEN PANEL FACE, NOT TO COPING OVERHANG

1 ROOF PLAN (12,307 GSF)
SCALE: 1/8" = 1'-0"

N

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

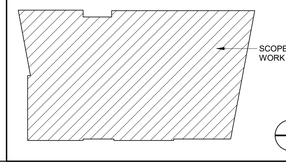
GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 14" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED -ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE PRESSURE TREATED. ALL CONNECTIONS MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEET G-201

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF SLOPED INSULATION
- RD/OD — ROOF DRAIN SUMP WITH OVERFLOW DRAIN
- FLUE
- VTR — VENT PIPE ROOF PENETRATION - REFER TO PLUMBING DWGS
- DSN — DOWNSPOUT NOZZLE
- DS — DOWNSPOUT
- TAPERED INSULATION
- AREA OF CONCRETE FILLED METAL DECK
- EF — EXHAUST FAN
- ACCU — AC CONDENSER UNIT

KEY PLAN



PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615

PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

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Issuance

MARK	DESCRIPTION	DATE
1	100% SD	08/15/25

PBC Project Name: **DFSS BRONZEVILLE REGIONAL SENIOR CENTER**

PBC Contract No: 10030

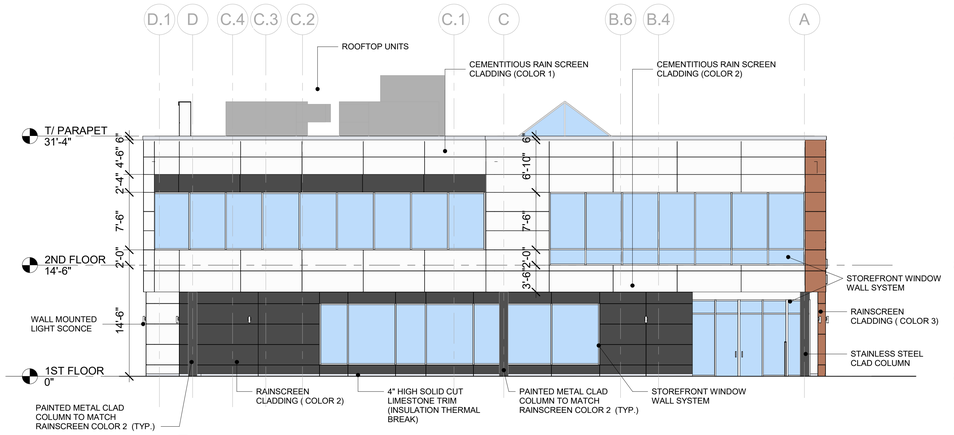
Project No: H-93

Title

ROOF PLAN

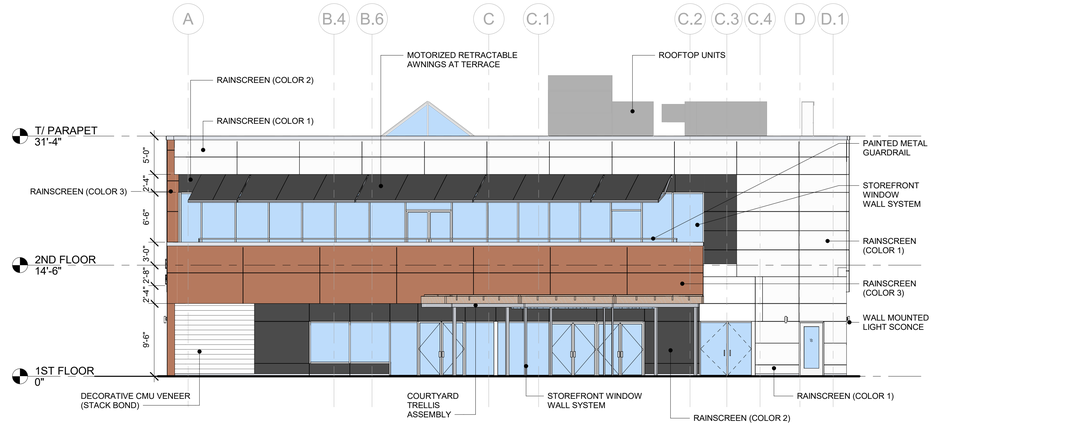
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A-111



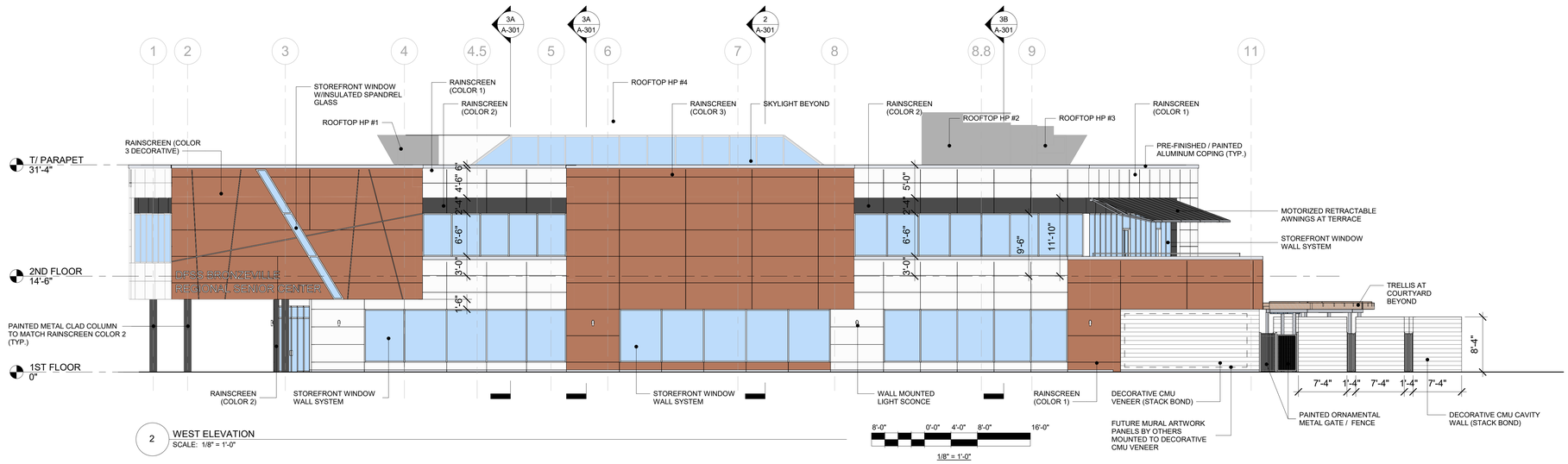
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"



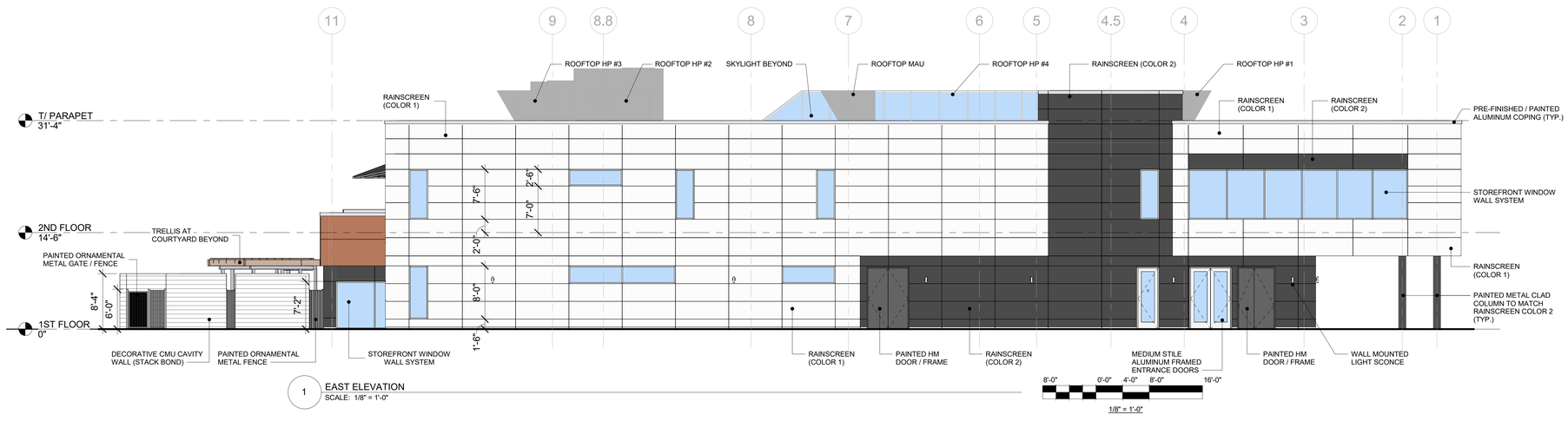
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

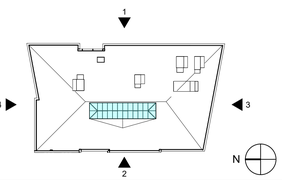
8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

EXTERIOR LEGEND

A. COURTYARD TRELLIS ASSEMBLY:
- PAINTED STEEL TUBULAR POST/BEAMS
- 3 x 10 WOOD PRIMARY MEMBERS @ 16" O.C. MAX
- 2 x 3 WOOD LATTICE CROSS MEMBERS @ 16" O.C.

B. RAINSCREEN CLADDING COLORS:
- COLORS 1: SWISS PEARL CARAT - BLACK OPAL 7021
- COLORS 2: SWISS PEARL CARAT - ONYX 7090
- COLORS 3: SWISS PEARL CARAT - TOPAZ 7070

KEYPLAN



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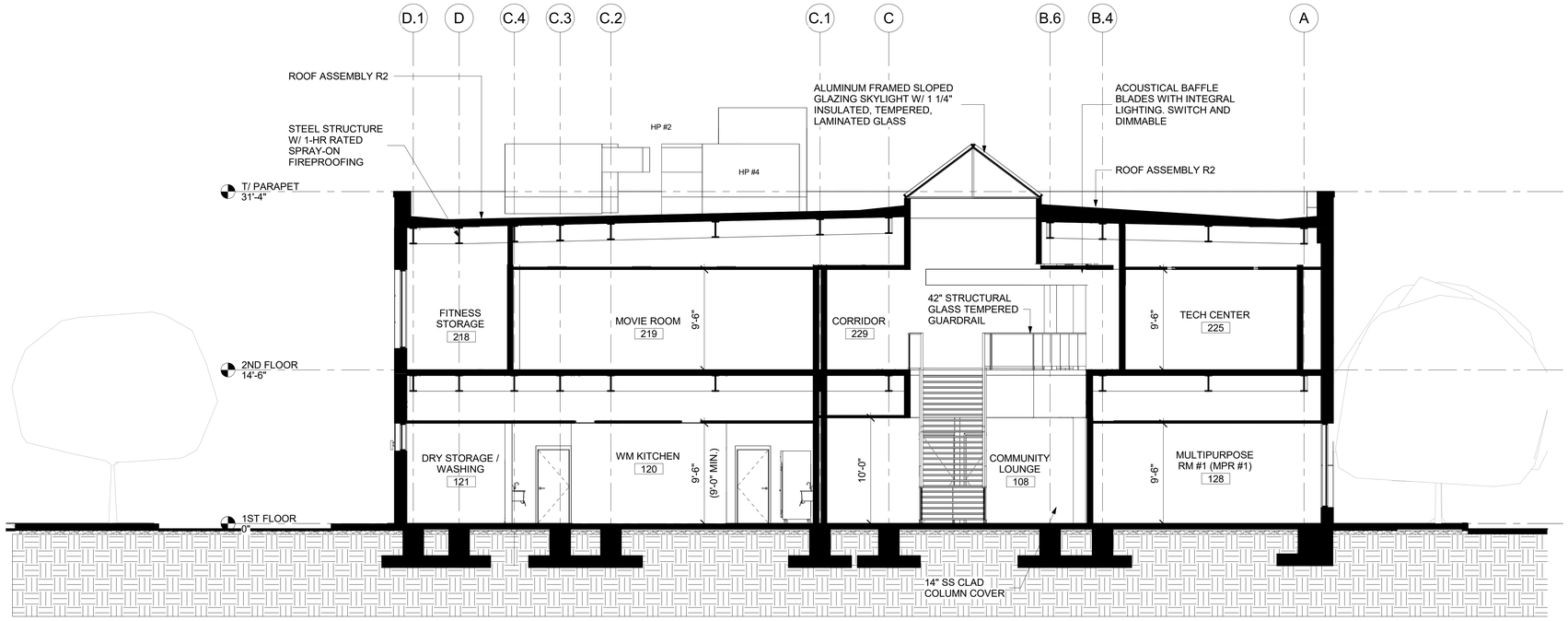
Project No: H-93

Title

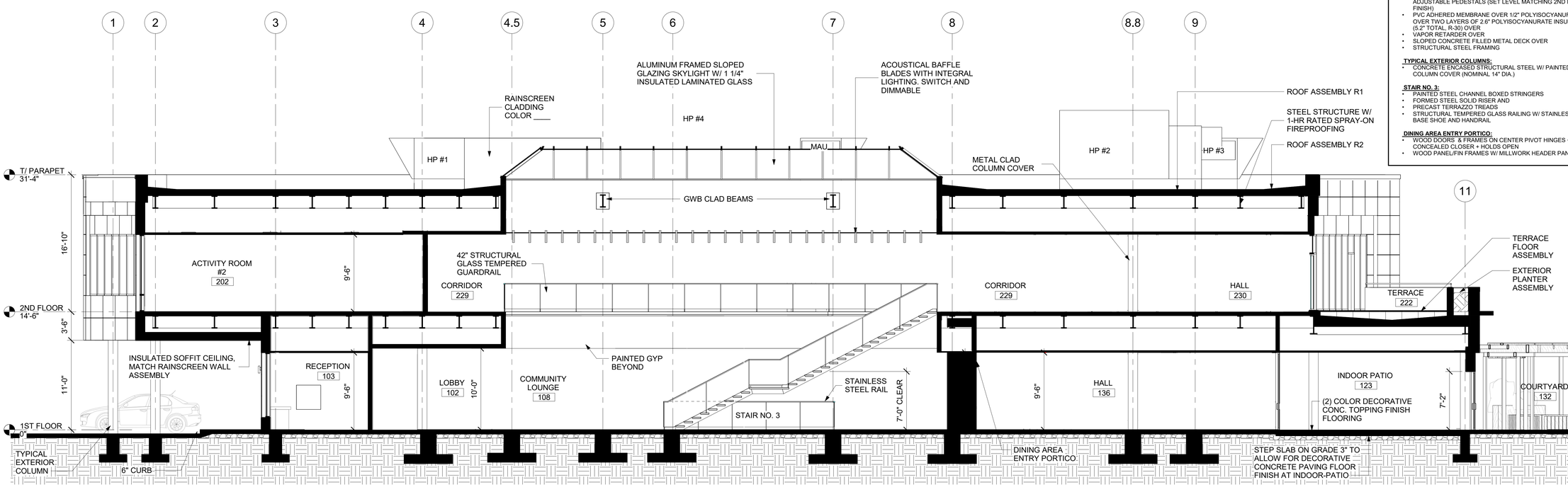
BUILDING ELEVATIONS

Sheet

A-201

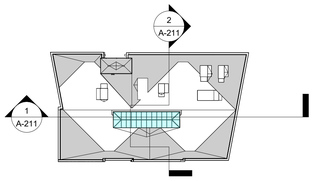


2 TRANSVERSE BUILDING SECTION
SCALE: 3/16" = 1'-0"



1 LONGITUDINAL BUILDING SECTION
SCALE: 3/16" = 1'-0"

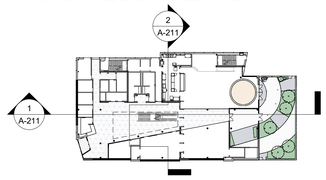
ROOF KEYPLAN



SECOND FLOOR KEYPLAN



FIRST FLOOR KEYPLAN



EXTERIOR ASSEMBLY

R1 - FULLY ADHERED SINGLE-PLY ROOF ASSEMBLY ON CONCRETE FILLED METAL DECK / FLAT INSULATION OVER SLOPED STRUCTURE - (ASSEMBLY U VALUE 0.026):
- PVC MEMBRANE ROOFING SYSTEM OVER
- 1/2" POLYISOCYANURATE COVERBOARD OVER
- TWO LAYERS OF 2.6" POLYISOCYANURATE INSULATION (5.2" TOTAL, R30) OVER
- VAPOR RETARDER OVER
- 1/2" GYPSUM SUBSTRATE BOARD OVER
- 1 1/2" METAL DECK AND SLOPED STEEL OPEN WEB STEEL JOISTS OR STEEL BEAMS
- ALUMINUM ROOF-EDGE FASCIAS AND COPINGS WITH A FLUOROPOLYMER FINISH

R2 - FULLY ADHERED SINGLE-PLY ROOF ASSEMBLY ON CONCRETE FILLED METAL DECK - (ASSEMBLY U VALUE 0.026):
- PVC MEMBRANE ROOFING SYSTEM OVER
- 1/2" POLYISOCYANURATE COVERBOARD OVER
- TAPERED POLYISOCYANURATE INSULATION @ 1/4" / FOOT, OVER
- TWO LAYERS OF 2.6" POLYISOCYANURATE INSULATION (5.2" TOTAL) OVER
- CONCRETE ON COMPOSITE METAL DECK AND SLOPED STEEL WIDE FLANGE BEAMS

EXTERIOR PLANTING ASSEMBLY:
- CEMENTITIOUS RAINSCREEN WALL CLADDING OVER
- 1" ALUMINUM GIRTS SECURED TO
- REINFORCED CONCRETE PLANTER WALLS FORMED INTEGRALLY WITH CONCRETE SLAB
- PROVIDE PVC ROOFING WRAP OF ACL PLANTER INTERIOR/DESK/EXTERIOR WALLS
- INSTALL GEOTEXTILE DRAINAGE PANELS TO LINE WALLS+DECK OF PLANTER
- INSTALL 2" THICK POLYISOCYANURATE PROTECTION BOARD LINING PLANTER
- PROVIDE DRAINS, SOIL AND LANDSCAPING
- PROVIDE PREFINISHED ALUMINUM COPING TO CAP WALLS

TERRACE FLOOR ASSEMBLY:
- PRECAST CONCRETE PAVERS W/ 1/4" OPEN JOINTS SET ON ADJUSTABLE PEDESTALS (SET LEVEL MATCHING 2ND FLR FINISH)
- PVC ADHERED MEMBRANE OVER 1/2" POLYISOCYANURATE OVER TWO LAYERS OF 2.6" POLYISOCYANURATE INSULATION (5.2" TOTAL, R-30) OVER
- VAPOR RETARDER OVER
- SLOPED CONCRETE FILLED METAL DECK OVER
- STRUCTURAL STEEL FRAMING

TYPICAL EXTERIOR COLUMNS:
- CONCRETE ENCASED STRUCTURAL STEEL W/ PAINTED METAL COLUMN COVER (NOMINAL 14" DIA.)

STAIR NO. 3:
- PAINTED STEEL CHANNEL BOXED STRINGERS
- FORMED STEEL SOLID RISER AND
- PRECAST TERRAZZO TREADS
- STRUCTURAL TEMPERED GLASS RAILING W/ STAINLESS STEEL BASE SHOE AND HANDRAIL

DINING AREA ENTRY PORTICO:
- WOOD DOORS & FRAMES ON CENTER PIVOT HINGES + CONCEALED CLOSER + HOLDS OPEN
- WOOD PANEL/FIN FRAMES W/ MILLWORK HEADER PANELS

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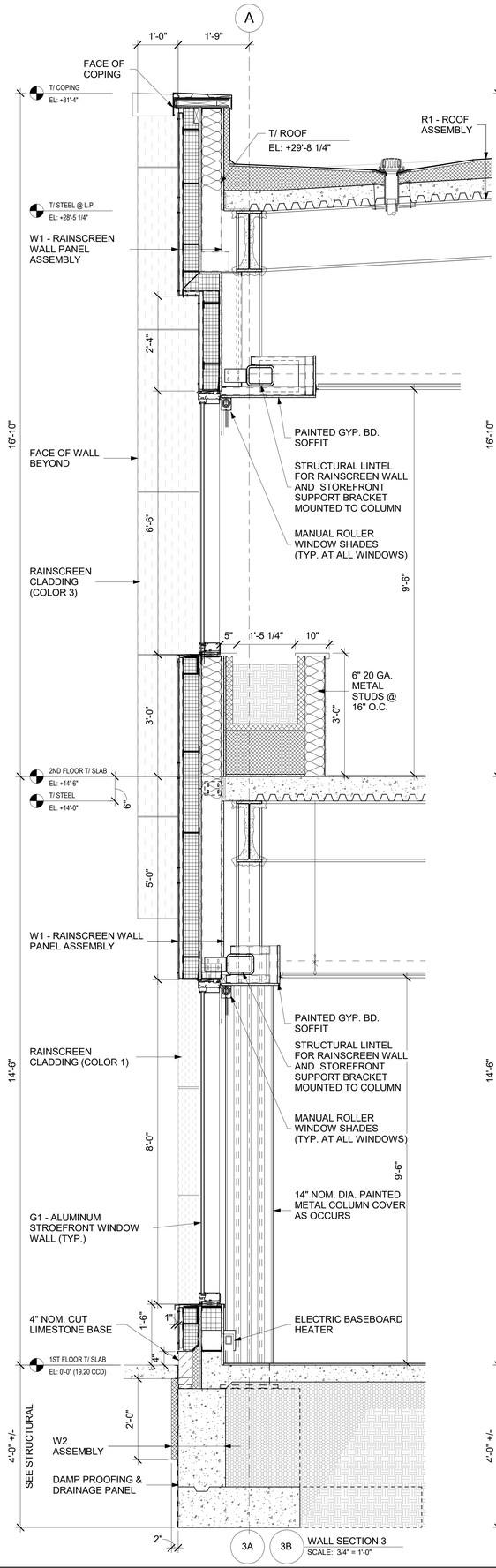
Project No: H-93

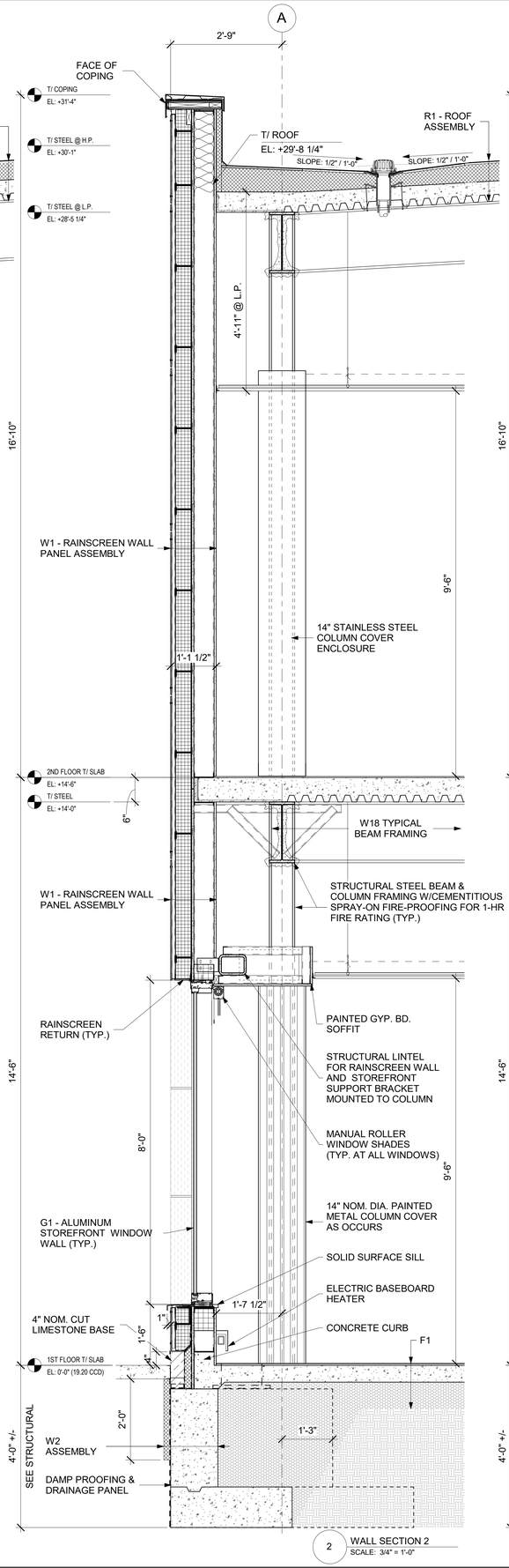
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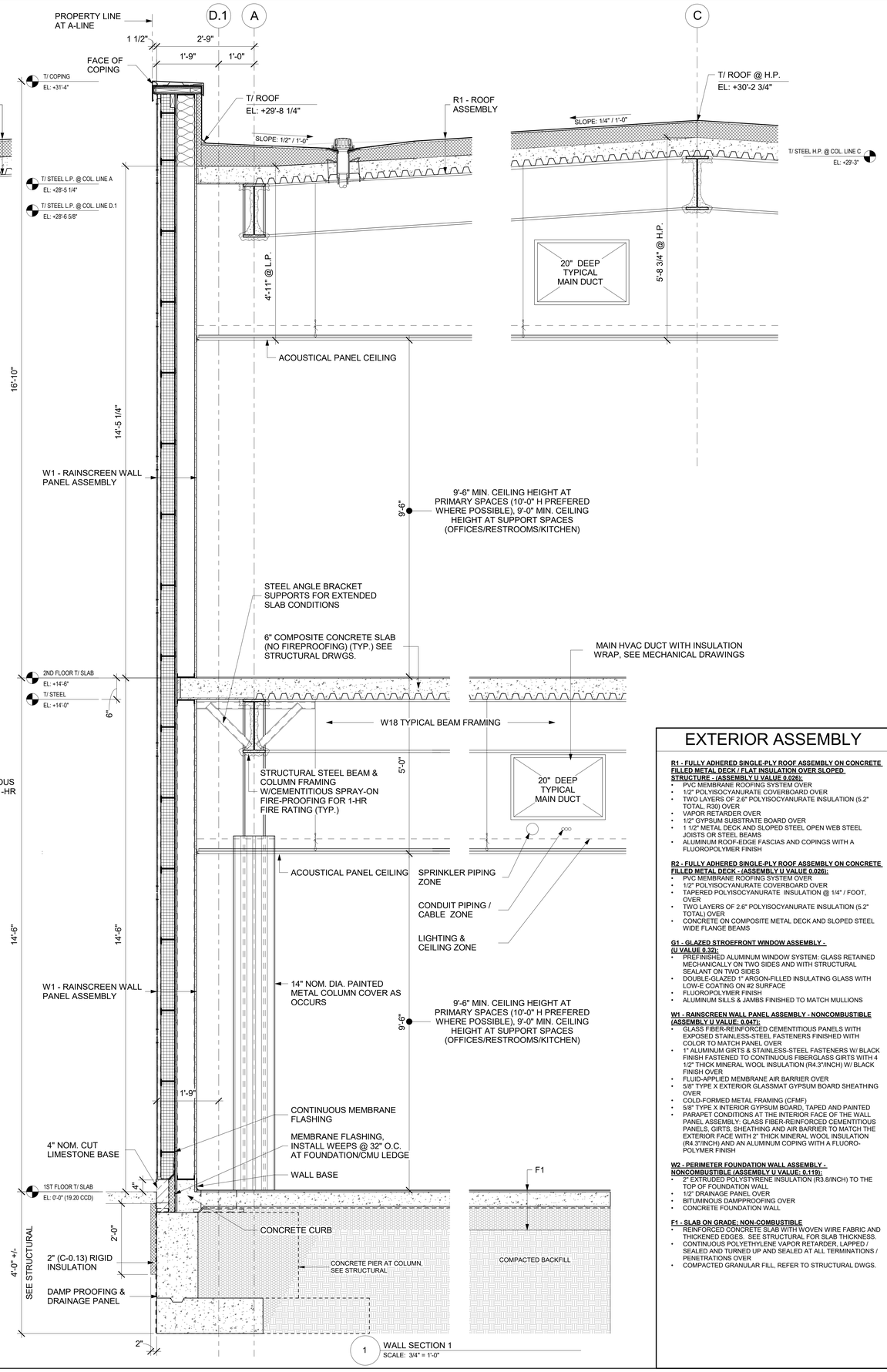
BUILDING SECTIONS

Sheet

A-211







EXTERIOR ASSEMBLY

R1 - FULLY ADHERED SINGLE-PLY ROOF ASSEMBLY ON CONCRETE FILLED METAL DECK / FLAT INSULATION OVER SLOPED STRUCTURE - (ASSEMBLY U VALUE 0.026):
- PVC MEMBRANE ROOFING SYSTEM OVER
- 1/2" POLYISOCYANURATE COVERBOARD OVER
- TWO LAYERS OF 2.6" POLYISOCYANURATE INSULATION (5.2" TOTAL, R30) OVER
- VAPOR RETARDER OVER
- 1/2" GYPSUM SUBSTRATE BOARD OVER
- 1 1/2" METAL DECK AND SLOPED STEEL OPEN WEB STEEL JOISTS OR STEEL BEAMS
- ALUMINUM ROOF-EDGE FASCIAS AND COPINGS WITH A FLUOROPOLYMER FINISH

R2 - FULLY ADHERED SINGLE-PLY ROOF ASSEMBLY ON CONCRETE FILLED METAL DECK - (ASSEMBLY U VALUE 0.026):
- PVC MEMBRANE ROOFING SYSTEM OVER
- 1/2" POLYISOCYANURATE COVERBOARD OVER
- TAPERED POLYISOCYANURATE INSULATION @ 1/4" / FOOT, OVER
- TWO LAYERS OF 2.6" POLYISOCYANURATE INSULATION (5.2" TOTAL) OVER
- CONCRETE ON COMPOSITE METAL DECK AND SLOPED STEEL WIDE FLANGE BEAMS

G1 - GLAZED STROEFRONT WINDOW ASSEMBLY - (U VALUE 0.32):
- PREFINISHED ALUMINUM WINDOW SYSTEM: GLASS RETAINED MECHANICALLY ON TWO SIDES AND WITH STRUCTURAL SEALANT ON TWO SIDES
- DOUBLE-GLAZED 1" ARGON-FILLED INSULATING GLASS WITH LOW-E COATING ON #2 SURFACE
- FLUOROPOLYMER FINISH
- ALUMINUM SILLS & JAMBS FINISHED TO MATCH MULLIONS

W1 - RAINSCREEN WALL PANEL ASSEMBLY - NONCOMBUSTIBLE (ASSEMBLY U VALUE: 0.047):
- GLASS FIBER-REINFORCED CEMENTITIOUS PANELS WITH EXPOSED STAINLESS-STEEL FASTENERS FINISHED WITH COLOR TO MATCH PANEL OVER
- 1" ALUMINUM GIRTS & STAINLESS-STEEL FASTENERS W/ BLACK FINISH FASTENED TO CONTINUOUS FIBERGLASS GIRTS WITH 4 1/2" THICK MINERAL WOOL INSULATION (R4.3"/INCH) W/ BLACK FINISH OVER
- FLUID-APPLIED MEMBRANE AIR BARRIER OVER
- 5/8" TYPE X EXTERIOR GLASSMAT GYPSUM BOARD SHEATHING OVER
- COLD-FORMED METAL FRAMING (CFMF)
- 5/8" TYPE X INTERIOR GYPSUM BOARD, TAPED AND PAINTED
- PARAPET CONDITIONS AT THE INTERIOR FACE OF THE WALL PANEL ASSEMBLY: GLASS FIBER-REINFORCED CEMENTITIOUS PANELS, GIRTS, SHEATHING AND AIR BARRIER TO MATCH THE EXTERIOR FACE WITH 2" THICK MINERAL WOOL INSULATION (R4.3"/INCH) AND AN ALUMINUM COPING WITH A FLUORO-POLYMER FINISH

W2 - PERIMETER FOUNDATION WALL ASSEMBLY - NONCOMBUSTIBLE (ASSEMBLY U VALUE: 0.119):
- 2" EXTRUDED POLYSTYRENE INSULATION (R3.8/INCH) TO THE TOP OF FOUNDATION WALL
- 1/2" DRAINAGE PANEL OVER
- BITUMINOUS DAMPPROOFING OVER
- CONCRETE FOUNDATION WALL

F1 - SLAB ON GRADE: NON-COMBUSTIBLE
- REINFORCED CONCRETE SLAB WITH WOVEN WIRE FABRIC AND THICKENED EDGES. SEE STRUCTURAL FOR SLAB THICKNESS.
- CONTINUOUS POLYETHYLENE VAPOR RETARDER, LAPPED / SEALED AND TURNED UP AND SEALED AT ALL TERMINATIONS / PENETRATIONS OVER
- COMPACTED GRANULAR FILL, REFER TO STRUCTURAL DWGS.

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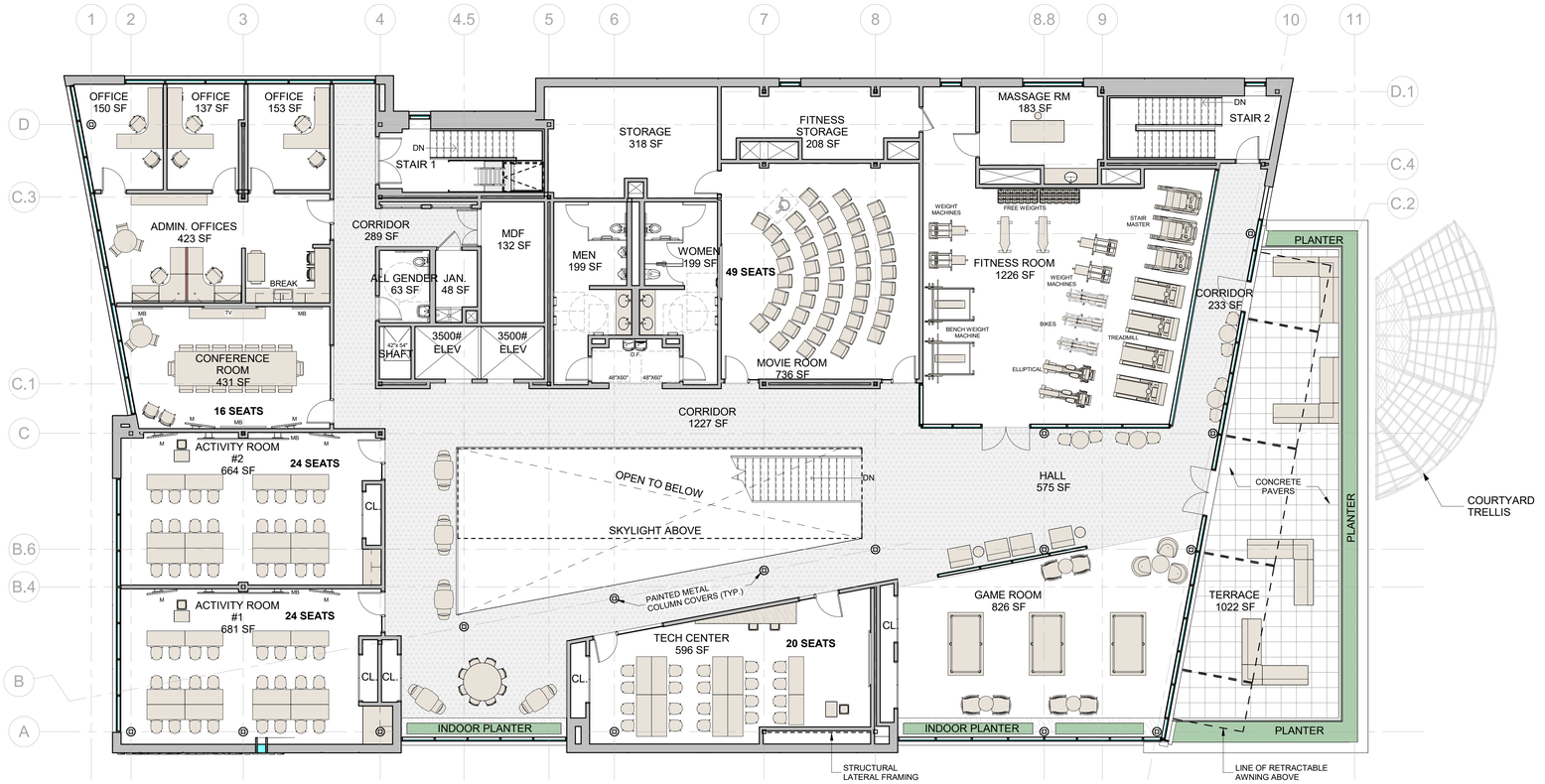
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Title

WALL SECTIONS

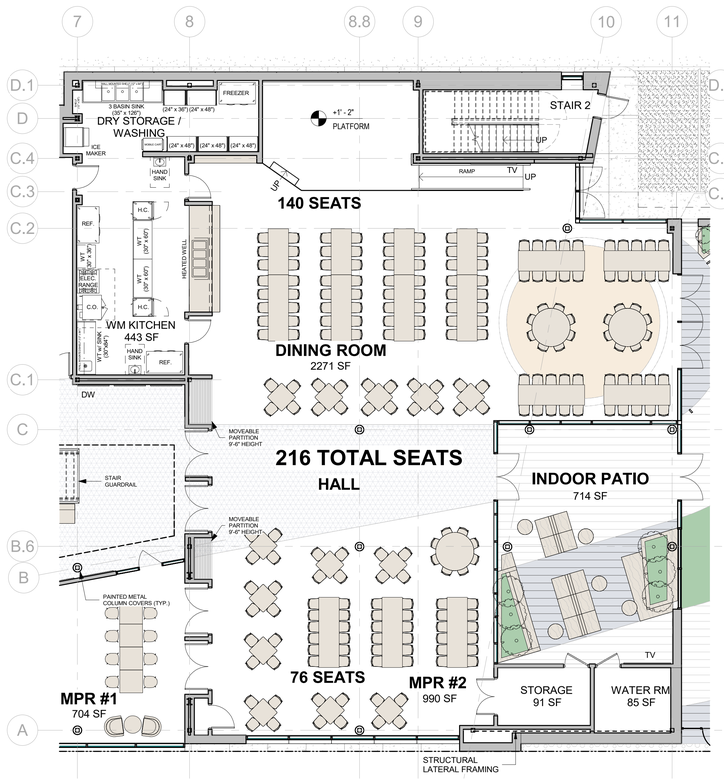
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A-301



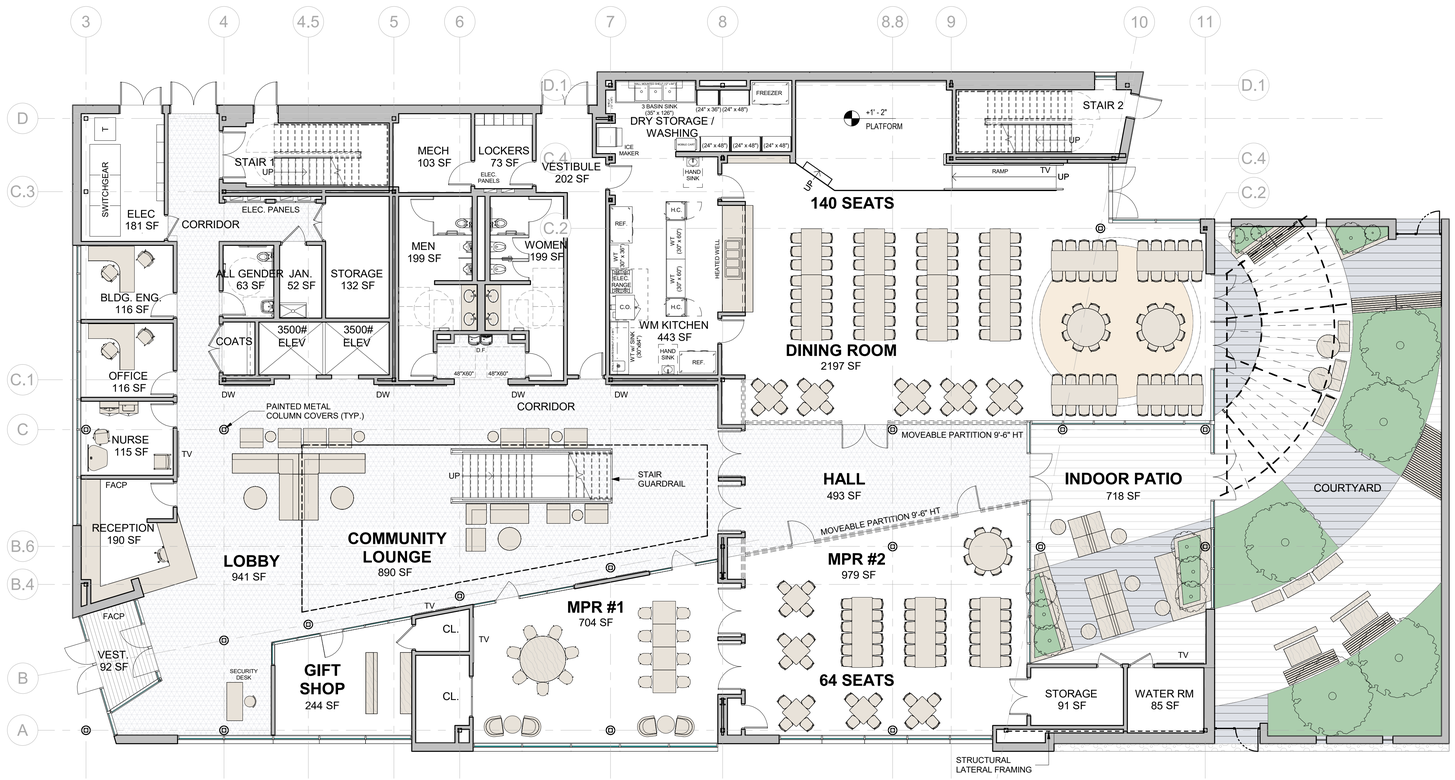
2 SECOND FLOOR FURNITURE PLAN
SCALE: 1/8" = 1'-0"

N 8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"



3 FIRST FLOOR PLAN - PARTITIONS IN CLOSET
SCALE: 1/8" = 1'-0"

N 8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"



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

N 8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

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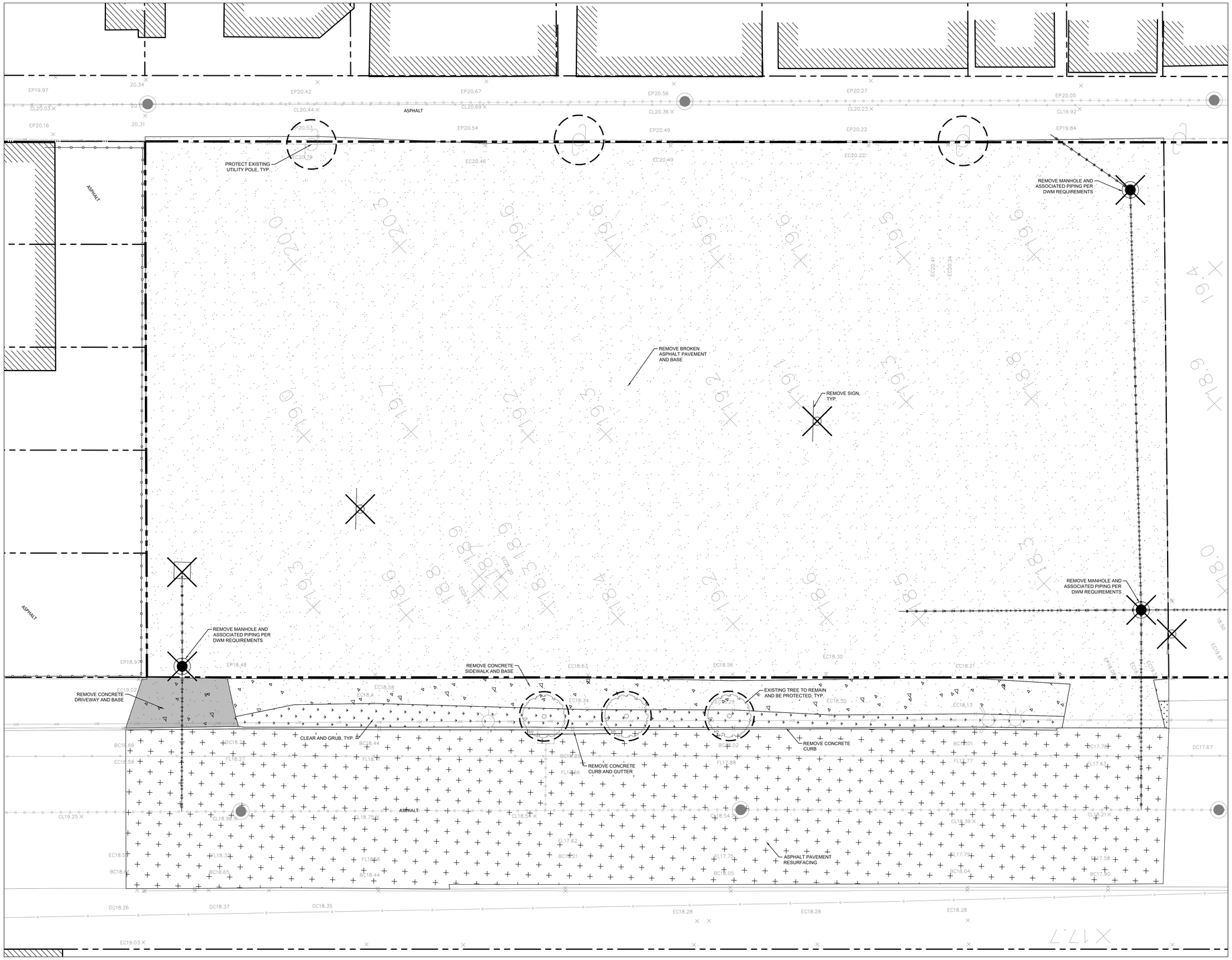
Project No: H-93

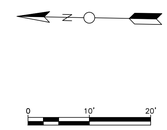
Title

FURNITURE PLANS

Sheet

A-901





LEGEND

- ASPHALT REMOVAL
- CONCRETE SIDEALK REMOVAL
- CONCRETE PAVEMENT REMOVAL
- CLEAR AND GRUB
- ASPHALT RESURFACING
- REMOVE SEWER
- REMOVE ITEM
- PROTECT EXISTING ITEM
- PROPERTY LINE

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615

PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

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S20 Consultants
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Issuance

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01	100% SD	8/15/2025

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PBC Contract No: 10030

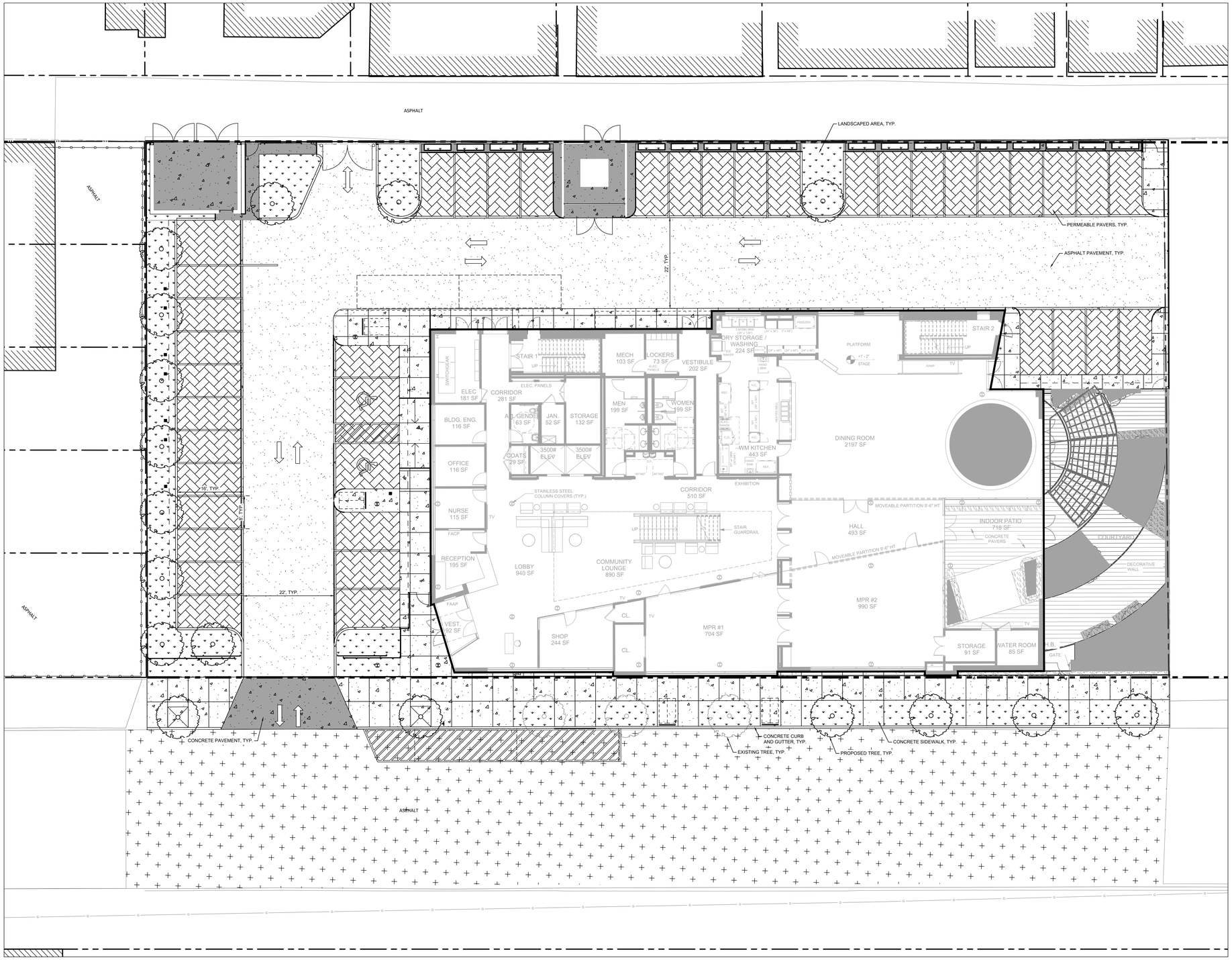
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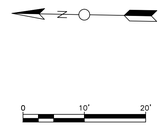
Title

DEMOLITION PLAN

Sheet

C1.00





LEGEND

- ASPHALT PAVEMENT AND BASE
- CONCRETE PAVEMENT AND BASE
- CONCRETE SIDEWALK AND BASE
- LANDSCAPED AREA
- PERMEABLE PAVERS
- PROPERTY LINE
- BUILDING FOOTPRINT

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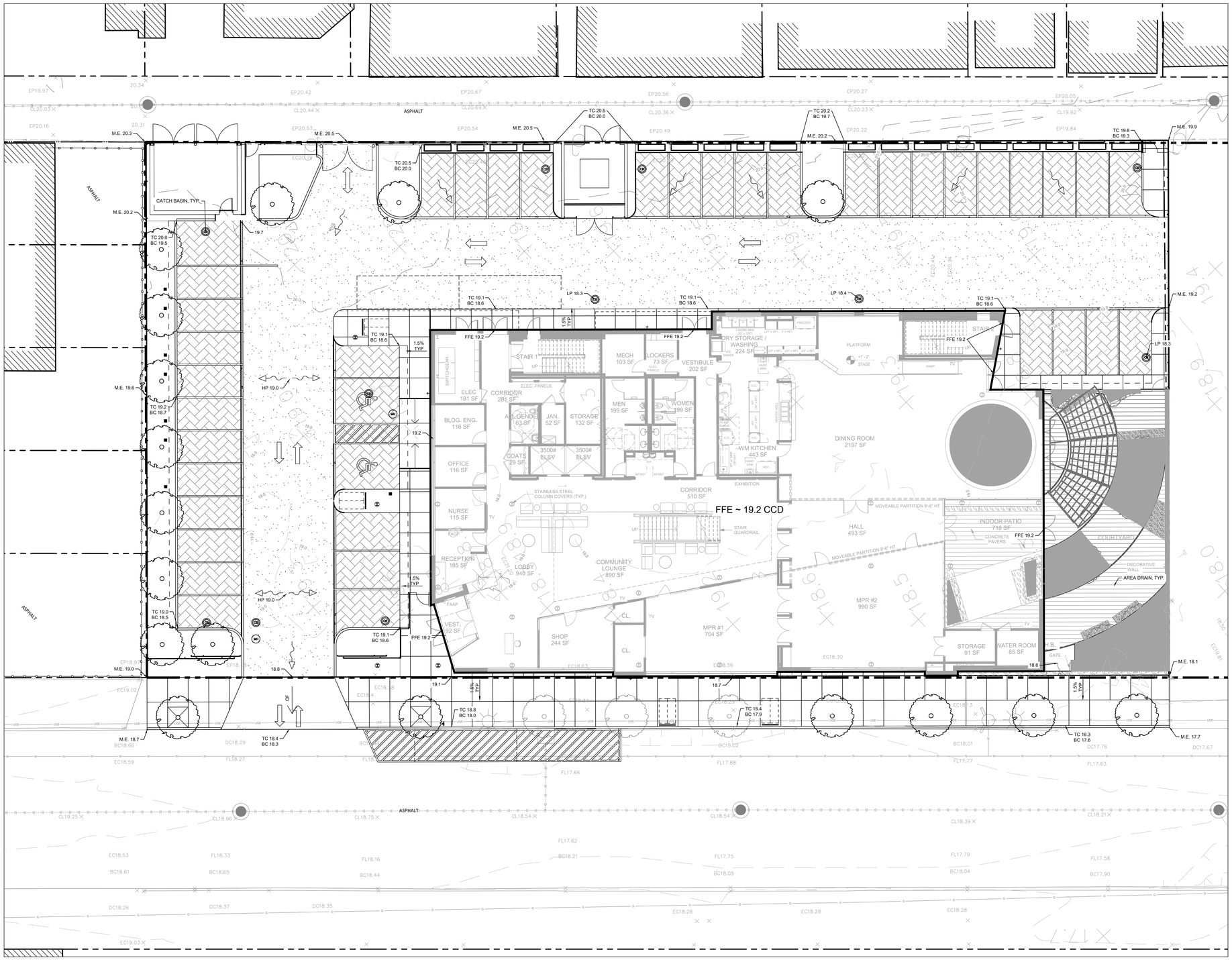
Project No: H-93

Title

GEOMETRY PLAN

Sheet

C2.00



LEGEND

- PERMEABLE PAVERS
- GENERAL DIRECTION OF DRAINAGE
- MANHOLE
- AREA DRAIN
- CATCH BASIN
- PROPERTY LINE

0 10' 20'

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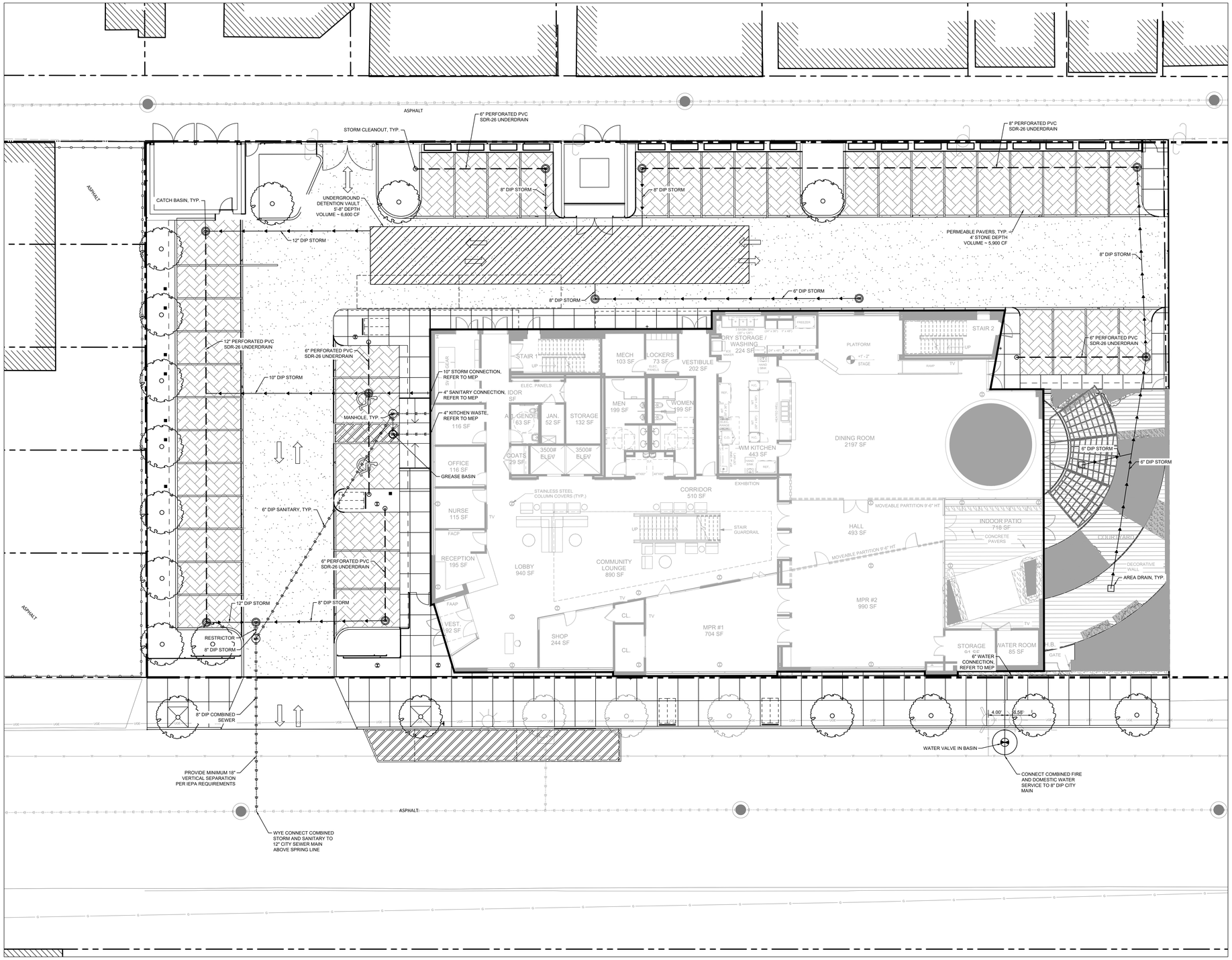
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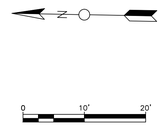
Title

GRADING PLAN

Sheet

C3.00





LEGEND

- PERMEABLE PAVERS
- UNDERGROUND DETENTION
- GENERAL DIRECTION OF DRAINAGE
- MANHOLE
- AREA DRAIN
- CATCH BASIN
- GREASE TRAP
- SANITARY
- STORM
- PERFORATED STORM
- WATER
- WATER VALVE
- PROPERTY LINE

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UTILITY PLAN

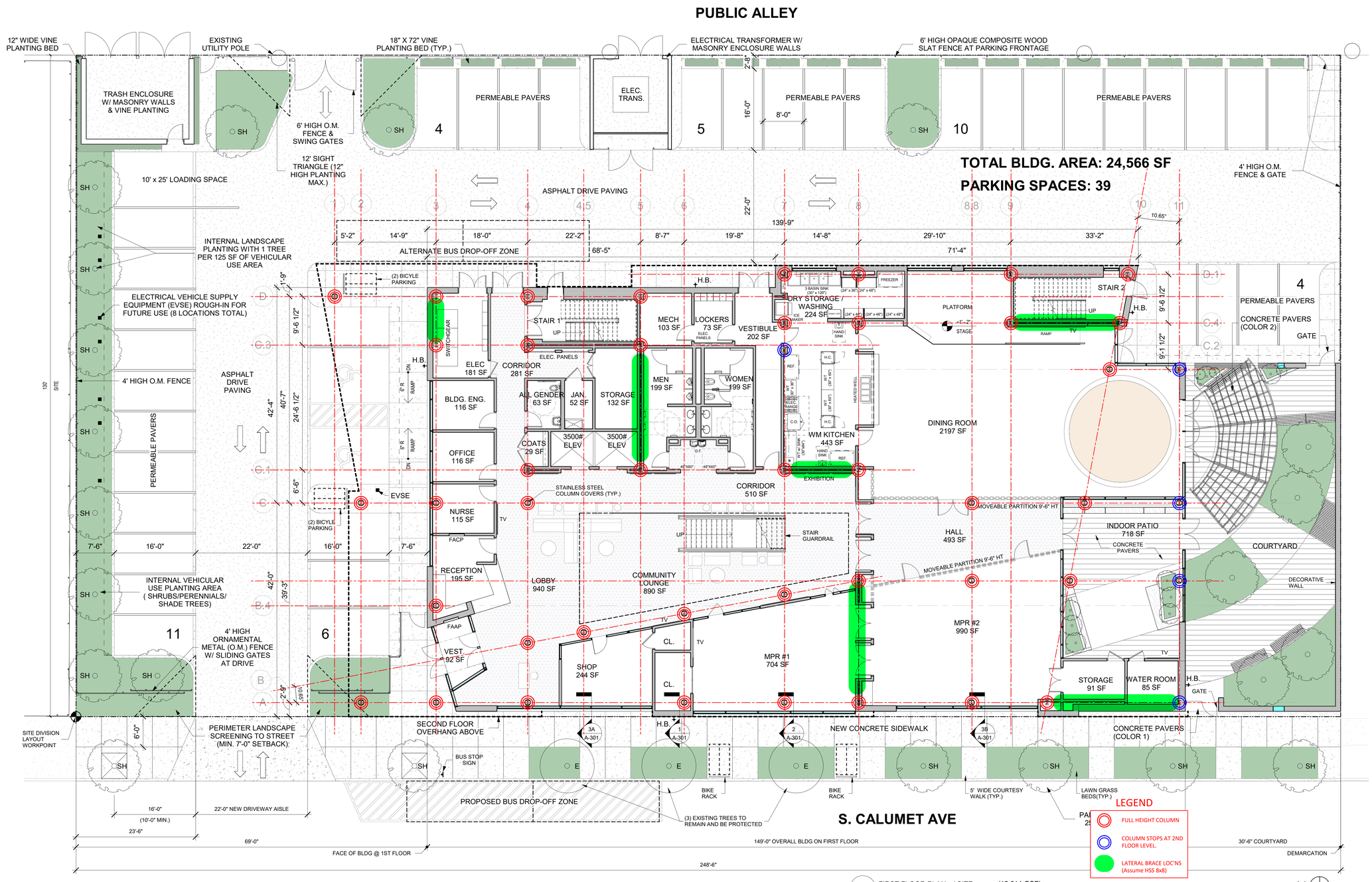
Sheet

C4.00

1/32" = 1'-0" | 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0" | 6" = 1'-0"

TYP column size HSS6x6, A500 Gr C (f_y=50 ksi)

No PV allowance for roof



1 FIRST FLOOR PLAN w/ SITE (12,614 GSF)
SCALE: 1/8" = 1'-0"

N

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PBC Contract No: 10030

Project No: H-93

Title

FIRST FLOOR STRUCTURAL PLAN

Sheet

S1.01

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
1/32" = 1'-0"

16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

4'-0" 0'-0" 2'-0" 4'-0" 8'-0"
1/4" = 1'-0"

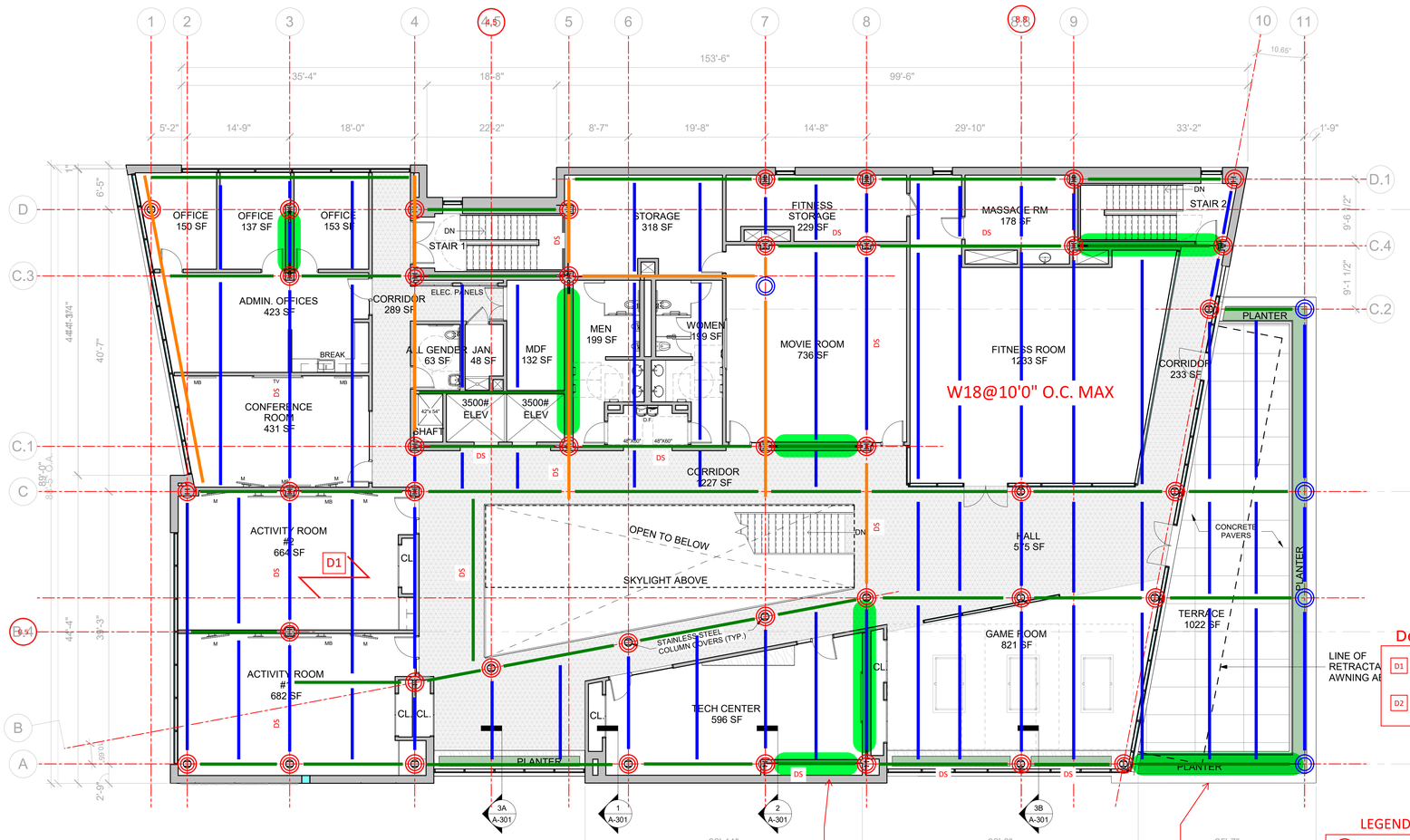
2'-0" 0'-0" 1'-0" 2'-0" 4'-0"
1/2" = 1'-0"

1'-0" 0'-0" 0'-6" 1'-0" 2'-0"
1" = 1'-0"

0'-0" 0'-6" 1'-0" 2'-0"
1-1/2" = 1'-0"

0'-0" 0'-3" 0'-6" 0'-9" 1'-0"
3" = 1'-0"

0'-0" 0'-1-1/2" 0'-3" 0'-4-1/2" 0'-6"
6" = 1'-0"



1 SECOND FLOOR PLAN (11,592 GSF)
SCALE: 1/8" = 1'-0"

N

Deck Schedule

D1	6" TOTAL SLAB THICKNESS. 2 1/2" NW CONCRETE ON 3.5DS-24 GALV DECK
D2	5 1/2" TOTAL SLAB THICKNESS. 3 1/4" LW CONCRETE ON 2.0VLI-36 GALV DECK

LEGEND

- FULL HEIGHT COLUMN
- COLUMN STOPS AT 2ND FLOOR LEVEL
- LATERAL BRACE LOC'NS (Assume HSS 8x8)
- DECK SPAN DIRECTION

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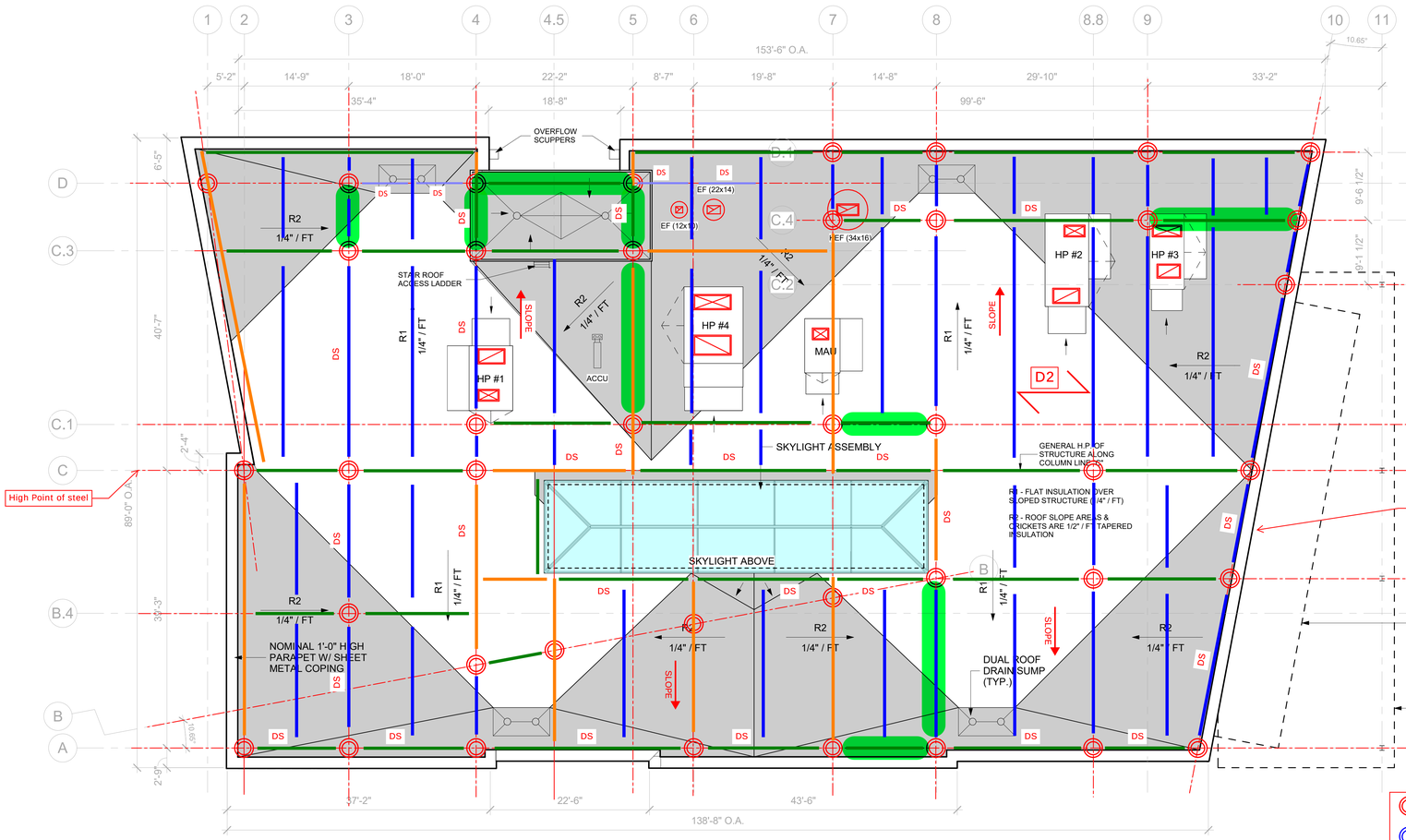
SECOND FLOOR FRAMING PLAN

Sheet

S1.02

TYP column size HSS6x6, A500 Gr C (f_y=50 ksi)

No PV allowance for roof



1 ROOF PLAN (13,007 GSF)
SCALE: 1/8" = 1'-0"

N

Deck Schedule

D1	6" TOTAL SLAB THICKNESS. 2 1/2" NW CONCRETE ON 3.5DS-24 GALV DECK
D2	5 1/2" TOTAL SLAB THICKNESS. 3 1/4" LW CONCRETE ON 2.0VLI-36 GALV DECK

LEGEND

- FULL HEIGHT COLUMN
- COLUMN STOPS AT 2ND FLOOR LEVEL.
- LATERAL BRACE LOC'NS (Assume HSS 8x8)
- DECK SPAN DIRECTION

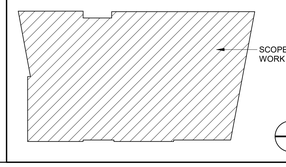
GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 14" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED -ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE PRESSURE TREATED. ALL CONNECTIONS MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEET G-201

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF SLOPED INSULATION
- ROOF DRAIN SUMP WITH OVERFLOW DRAIN (RD/OD)
- FLUE
- VTR — VENT PIPE ROOF PENETRATION - REFER TO PLUMBING DWGS
- DSN — DOWNSPOUT NOZZLE
- DS — DOWNSPOUT
- TAPERED INSULATION
- AREA OF CONCRETE FILLED METAL DECK
- EF — EXHAUST FAN
- ACCU — AC CONDENSER UNIT

KEY PLAN



PUBLIC BUILDING COMMISSION of Chicago

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ROOF FRAMING PLAN

Sheet

S1.03

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
1/32" = 1'-0"

16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

4'-0" 0'-0" 2'-0" 4'-0" 8'-0"
1/4" = 1'-0"

2'-0" 0'-0" 1'-0" 2'-0" 4'-0"
1/2" = 1'-0"

1'-0" 0'-0" 0'-6" 1'-0" 2'-0"
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3" = 1'-0"

0'-0" 0'-1-1/2" 0'-3" 0'-4-1/2" 0'-6"
6" = 1'-0"

PIPE & EQUIPMENT SYMBOLS

	AIR FLOW
	BACKFLOW PREVENTER
	BALANCING VALVE/CIRCUIT SETTER
	BALL VALVE
	BALL VALVE W/ PADLOCK
	BASKET STRAINER
M	BTU METER
	BUTTERFLY VALVE WITH TAMPER SWITCH
	CAP
	CAPPED PIPE
CO2	CARBON DIOXIDE SENSOR
	CHECK VALVE
	CLEANOUT
	CLEANOUT WITH 45
	CLEANOUT WITH 45 AND EXTENSION
	DIELECTRIC UNION
	DIFFERENTIAL PRESSURE CONTROL VALVE
	EXPANSION JOINT
	FLEXIBLE CONNECTION
	FLOW METER
FS	FLOW SWITCH
	FOOT VALVE
M	GAS METER
	GAS SHUT OFF VALVE
	GATE VALVE
	GLOBE VALVE
	MANUAL AIR VENT
	MANUAL BUTTERFLY VALVE
	MOTOR OPERATED THREE-WAY CONTROL VALVE (DIVERTING)
	MOTOR OPERATED THREE-WAY CONTROL VALVE (MIXING)
	MOTOR OPERATED TWO-WAY CONTROL VALVE
	MOTORIZED SHUT OFF VALVE
	PETE'S PLUG
	PIPE ANCHOR
	PIPE ELBOW TURNED DOWN
	PIPE ELBOW TURNED UP
	PIPE GUIDE
	PIPE PENETRATION THRU BEAM
	PRESSURE GAUGE
	PRESSURE GAUGE ASSEMBLY
	PRESSURE INDEPENDENT CONTROL VALVE
	PRESSURE REGULATING VALVE
	PRESSURE & TEMPERATURE PLUG
	PUMP
	REDUCER
	RELIEF OR SAFETY VALVE
	SOLENOID VALVE
	STAD BALANCING VALVE
SD	SMOKE DETECTOR
	THERMOMETER
	THREE WAY BY-PASS VALVE
	THREE-WAY VALVE
	THREE-WAY CONTROL VALVE
	UNION
	VENT CAP
	VOLUME DAMPER
	Y STRAINER WITH BLOWOFF VALVE
	Y STRAINER
	Y STRAINER WITH DRAIN VALVE
T	WALL THERMOSTAT
P	PRESSURE SENSOR
DS	DEW POINT SENSOR
G	GAS SENSOR
CO	CARBON MONOXIDE SENSOR
FEC	FIELD EQUIPMENT CONTROLLER

DUCT & EQUIPMENT SYMBOLS

	RECTANGULAR DUCT ELBOW TURNED DOWN
	RECTANGULAR DUCT ELBOW TURNED UP
	ROUND DUCT ELBOW TURNED DOWN
	ROUND DUCT ELBOW TURNED UP
DN	DUCT OFFSET DOWN WITH RESPECT TO AIRFLOW
UP	DUCT OFFSET UP WITH RESPECT TO AIRFLOW
20x12	DUCT AIRWAY SIZE IN INCHES-FIRST DIMENSION IS SIDE SHOWN
	DUCT SIZE TRANSITION
	DUCT PENETRATION THRU BEAM
FD	FIRE DAMPER WITH ACCESS DOOR
VD	MANUAL VOLUME DAMPER
BDD	BACKDRAFT DAMPER
M	MOTOR OPERATED DAMPER
FSD	COMBINATION FIRE/SMOKE DAMPER - SMOKE DETECTOR ACTUATION
FMS	FLOW MONITORING STATION
	FLEXIBLE DUCT CONNECTION
	DUCT WITH ACCESS DOOR
	FLEXIBLE DUCT
	RECTANGULAR ELBOW WITH AIRFOIL TURNING VANES
	2-PIPE RADIANT PANEL
	4-PIPE RADIANT PANEL
M	VENTURI VALVE
VRF	DUCTED VRF UNIT
VRF	NON-DUCTED VRF UNIT

MECHANICAL LINETYPES

CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CD	CONDENSATE DRAIN
MU	MAKE-UP WATER
G	GAS
C	CONDENSATE
HWS	HEATING HOT WATER SUPPLY
HWR	HEATING HOT WATER RETURN

EQUIPMENT TAGS

AIR DIFFUSER - GRILLE, REGISTER TYPE
YY / XXX — Z" x Z" — MODULE SIZE ("W x H")
GRILLE, REGISTER FLOW (CFM)

AIR DIFFUSER - FLOWBAR, LINEAR SLOT TYPE
YY / XXX — Z' — MODULE, SECTION LENGTH (L')
FLOW BAR, LINEAR SLOT FLOW (CFM)

AIR DIFFUSER - SWIRL TYPE
YY / XXX
SWIRL DIFFUSER FLOW (CFM)

AIR DIFFUSER - PLENUM TYPE
YY / XXX — Z' — NOMINAL LENGTH (L')
PLENUM FLOW (CFM)

EQUIPMENT TYPE
XXX / XX-XX — MECHANICAL EQUIPMENT TAG
EQUIPMENT NUMBER
BUILDING TYPE / LEVEL

EQUIPMENT TYPE
XX / XX — IN-FLOOR CHILLED BEAM TAG
UNIT SIZE

VALVE TYPE
SYSTEM TYPE
XX-XXX / XX-XX — CONTROL VALVE TAG
VALVE NUMBER

XXX / XX — TYPICAL RISER TAG

NOMENCLATURE:

AHU	AIR HANDLING UNIT	HUM	HUMIDIFIER
AS	AIR SEPARATOR	HWP	HOT WATER PUMP
B	BOILER	HXC	HEAT EXCHANGER (COOLING)
CB	IN-FLOOR ACTIVE CHILLED BEAM	HXH	HEAT EXCHANGER (HEATING)
CHWP	CHILLED WATER PUMP	JEF	JANITOR EXHAUST FAN
CUH	CABINET UNIT HEATER	OHU	OUTSIDE AIR HANDLING UNIT
DP	DIFFERENTIAL PRESSURE	PCHWP	PRIMARY CHILLED WATER PUMP
EBH	ELECTRIC BASEBOARD HEATER	RF	RETURN/RELIEF FAN
ECH	ELECTRIC CABINET HEATER	RHP	RADIANT HEAT RECIRCULATION PUMP
EDH	ELECTRIC DUCT HEATER	SA	SOUND ATTENUATOR
EF	EXHAUST FAN	SCHWP	SECONDARY CHILLED WATER PUMP
ERW	ENERGY RECOVERY WHEEL	SD	SMOKE DAMPER
ET	EXPANSION TANK	SF	SUPPLY FAN
EUH	ELECTRIC UNIT HEATER	TEF	TOILET EXHAUST FAN
F	FILTER	UH	HOT WATER UNIT HEATER
FCU	FAN COIL UNIT	VAV	VARIABLE AIR VOLUME TERMINAL
FMS	FLOW MEASURING STATION	CDP	CONDENSATE PUMP
FPB	PARALLEL FAN POWERED TERMINAL (BOX)	V V	VENTURI VALVE
FS	FILL STATION		
FT	FIN TUBE RADIATOR		
HRC	HEAT RECOVERY COIL		

ABBREVIATIONS AND DEFINITIONS

AC	AIR CURTAIN
AD	ACCESS DOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
B	BOILER
BDD	BACKDRAFT DAMPER
BOD	BOTTOM OF DUCT ELEVATION
BHP	BRAKE HORSEPOWER
BTUH	BRITISH THERMAL UNIT PER HOUR
BV	BALANCING VALVE
CAI	COMBUSTION AIR INTAKE
CO	CARBON MONOXIDE DETECTOR
CC	COOLING COIL
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CV	CONSTANT VOLUME SUPPLY TERMINAL BOX
DB	DRY BULB TEMPERATURE
DEFL	DEFLECTION
DEG	DEGREE
DG	DOOR GRILLE
DIA	DIAMETER
DIFF	DIFFUSER
DN	DOWN
DX	DIRECT EXPANSION
E	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ECM	ELECTRONICALLY COMMUTATED MOTOR
EQUIP	EQUIPMENT
ER	EXHAUST/RECIRCULATION FAN
ET	EXPANSION TANK
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
F	FILTER
FA	FREE AREA
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLEX	FLEXIBLE
FM	FLOW METER
FMS	FLOW MEASURING STATION
FPB	FAN POWERED BOX
FT	FEET
GA	GAUGE
GPM	GALLON PER MINUTE
GR	GRILLE
H	HEIGHT
HR	HOUR
HTG	HEATING
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HX	HEAT EXCHANGER
HZ	HERTZ
INSUL	INSULATION
IN	INCH
KW	KILOWATT
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
L.D.	LINEAR DIFFUSER

ABBREVIATIONS AND DEFINITIONS - CONT'D

L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
L.D.	LINEAR DIFFUSER
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MIN	MINIMUM
MISC	MISCELLANEOUS
NC	NOISE CRITERIA
NK	NECK SIZE
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OAHU	DEDICATED OUTSIDE AIR HANDLING UNIT
OV	OUTLET VELOCITY
P	PUMP
DP	PRESSURE DIFFERENCE
PH	PHASE
PRESS	PRESSURE
RA	RETURN AIR
REG	REGISTER
RET	RETURN
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
REQ	REQUIREMENT
RV	REFRIGERANT RELIEF VENT
S	SUPPLY FAN
SA	SUPPLY AIR
SC	SUPPLEMENTAL COOLING
SD	SMOKE DAMPER
SMD	SMOKE DETECTOR
SOL	SOLENOID
SS	STAINLESS STEEL
SQ	SQUARE
ST	SOUND TRAP
STAT	STATIC
SUP	SUPPLY
TEMP	TEMPERATURE
TE	TOILET EXHAUST
TS	TIP SPEED
TR	TRANSFER AIR
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
V	VOLTAGE
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VEL	VELOCITY
VOL	VOLUME
W	WIDTH
W/F.D.	WITH FIRE DAMPER
WB	WET BULB TEMPERATURE
WC	WATER COLUMN
WMS	WIRE MESH SCREEN
WP	WORKING PRESSURE

REFERENCE SYMBOLS

TYPE XX / XX NUM.	RISER DESIGNATION
TYPE XXX / XX-XX LOC. NUM.	EQUIPMENT IDENTIFICATION
	MATCHLINE
X / MX-XXX	DETAIL / ENLARGED PLAN CALLOUT
X / MX-XXX	DETAIL / SECTION ELEVATION
X / X MX-XXXX / X	INTERIOR ELEVATION

NOMENCLATURE:

X / MX-XXX — ELEVATION / DETAIL DESIGNATION
1 / MX-XXX — SHEET REFERENCE NUMBER

GENERAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES: INTERNATIONAL BUILDING CODE
2. EXACT LOCATIONS OF ALL CEILING DIFFUSERS,REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS.
3. EXACT LOCATION OF ALL ROOF OPENINGS TO BE COORDINATED WITH CONSTRUCTION WORK AND ARCHITECTURAL DRAWINGS.
4. PLATFORMS AND CURBS FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL PLANS. COORDINATE EXACT SIZES OF REQUIRED OPENING AND SUPPORTS FOR FURNISHED EQUIPMENT. SEE ARCHITECTURAL PLANS FOR ROOFING AND FLASHING.
5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
6. ALL EQUIPMENT, DUCTS PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
7. PROVIDE FIRE DAMPERS AS SHOWN ON DRAWINGS AT ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOOR/CEILING. DAMPERS SHALL BE INSTALLED STRICTLY PER MANUFACTURERS INSTRUCTIONS AND THE DAMPER'S LISTING.
8. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE LOCAL REGULATIONS AND PROCEDURES DETAILED IN THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION. (SMACNA)
9. PENETRATIONS OF PIPES, CONDUITS, ETC. IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED, FIRE STOP MATERIAL SHALL BE A TESTED ASSEMBLY APPROVED BY THE FIRE MARSHAL.
10. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
11. PENETRATION OF RATED ASSEMBLIES SHALL BE FIRE STOPPED USING AN APPROVED PENETRATION FIRESTOP AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AND SHALL HAVE AN F AND T RATING OF NOT LESS THAN THE REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLIES.
12. INSULATION OR LINING APPLIED TO THE INTERIOR OR EXTERIOR OF DUCTWORK LOCATED IN THE BUILDING SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND SMOKE DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.

    PROVIDE AND MAINTAIN ACCESS AND WORKING SPACE NEAR MECHANICAL, ELECTRICAL AND CONTROL EQUIPMENT TO PERMIT READY AND SAFE OPERATION, EXAMINATION AND MAINTENANCE.
13. DESIGN DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS ELBOWS OR OTHER ELEMENTS WHICH MAY BE REQUIRED. CONTRACTOR SHALL PROVIDE ALL ACCESSORIES AS NECESSARY FOR A COMPLETE INSTALLATION, WITH NO ADDITIONAL COST TO THE OWNER.

    CONTRACTOR SHALL REFER TO ALL OTHER DRAWINGS FOR REFERENCE DATA AND VERIFICATION PURPOSES.
14. COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT WORK AND EQUIPMENT COORDINATE WORK WITH OTHER TRADES AND ALL JOB CONDITIONS.
15. EACH PIECE OF EQUIPMENT COMPRISING PART OF MECHANICAL SYSTEM SHALL BE CHECKED FOR PROPER LUBRICATION, DRIVE ROTATION, BELT TENSION, PROPER CONTROL SEQUENCE AND ANY OTHER CONDITION WHICH MAY CAUSE IMPROPER EQUIPMENT OPERATION, DAMAGE TO EQUIPMENT OR ENDANGER PERSONNEL.
16. ALL SPACE CONDITIONING AND VENTILATION SYSTEMS SHALL BE BALANCED TO THE QUANTITIES SPECIFIED IN THE PLANS, IN ACCORDANCE WITH THE ASSOCIATED AIR BALANCE COUNCIL (AABC) NATIONAL STANDARDS.
17. ALL OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL INCORPORATE DAMPERS THAT AUTOMATICALLY CLOSE DURING PERIODS OF NON-USE. THE DAMPERS SHALL BE EITHER MOTORIZED OR OF THE GRAVITY TYPE.
18. ALL ROUND DUCTWORK SHALL BE ROUND SPIRAL GALVANIZED SHEET METAL UNLESS NOTED OR SPECIFIED OTHERWISE
19. DUCT SIZES SHOWN ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS, INTERNAL DUCT LINER AND EXTERNAL INSULATION ARE IN ADDITION TO THE DIMENSIONS SHOWN.
20. EXACT LOCATION AND SIZES OF ALL GRILLES, REGISTERS, AND DIFFUSERS DETAILED ON ARCHITECTURAL LAYOUTS/PLANS AND INTERIOR ELEVATIONS AND DETAILS.

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615

PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

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FOOD SERVICE CONSULTANT
S20 Consultants
530 N. Wood Street, #C
Chicago, IL 60622

Issuance

MARK	DESCRIPTION	DATE
1	50% SD	6/20/2025
2	100% SD	8/15/2025

PBC Project Name: **DFSS BRONZEVILLE REGIONAL SENIOR CENTER**

PBC Contract No: 10030

Project No: H-93

Title

SYMBOLS AND ABBREVIATIONS

Sheet

M0.00

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
1/32" = 1'-0"

16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
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1/4" = 1'-0"

2'-0" 0'-0" 1'-0" 2'-0" 4'-0"
1/2" = 1'-0"

1'-0" 0'-0" 0'-6" 1'-0" 2'-0"
1" = 1'-0"

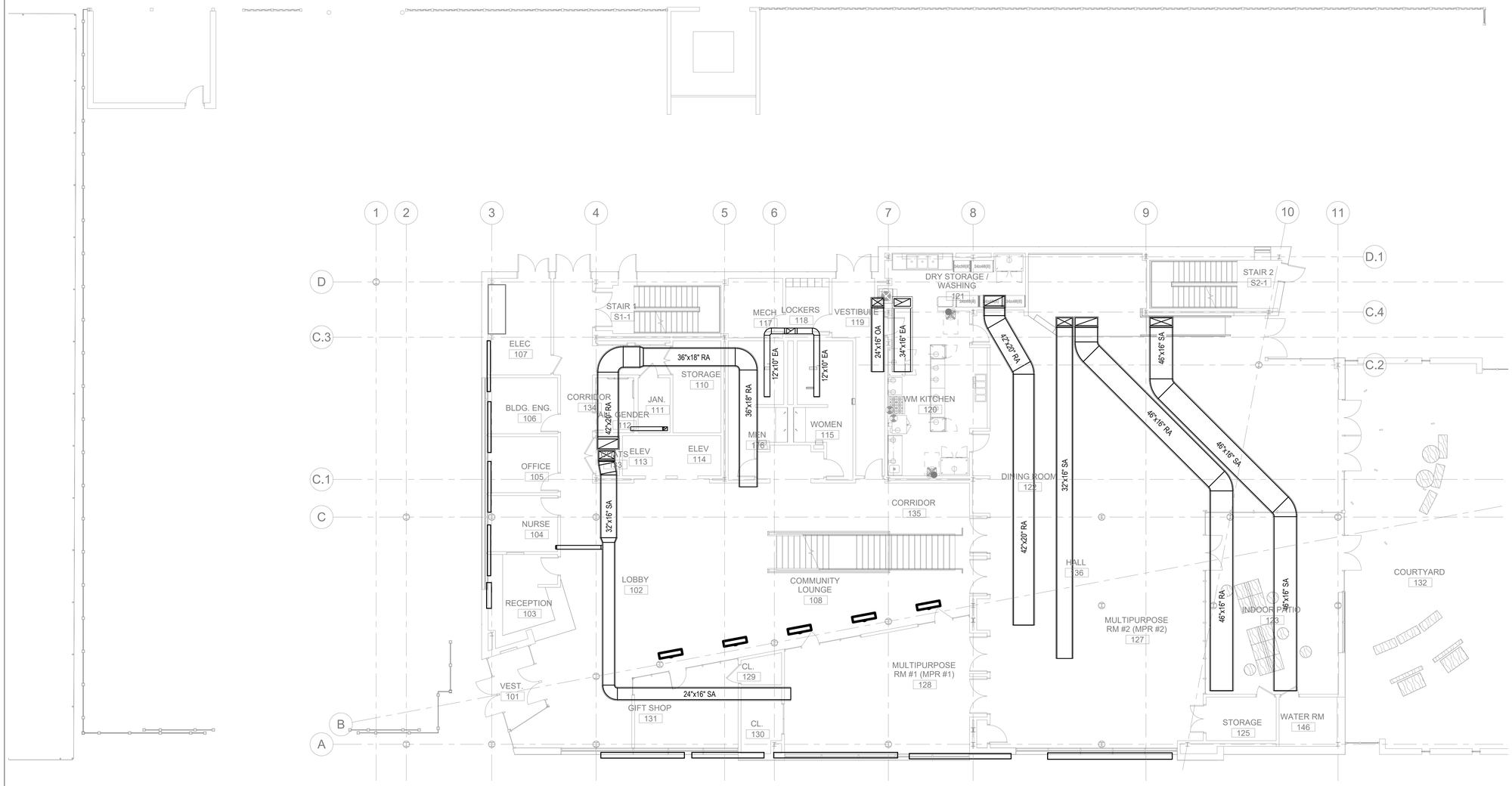
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0'-0" 0'-3" 0'-6" 0'-9" 1'-0"
3" = 1'-0"

0'-0" 0'-1-1/2" 0'-3" 0'-4-1/2" 0'-6"
6" = 1'-0"

KEY NOTES

1. 24x24 TRANSFER GRILLE TO CEILING PLENUM. TYPICAL THROUGHOUT.



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

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FIRST FLOOR MECHANICAL PLAN

Sheet

M1.01

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
1/32" = 1'-0"

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1/16" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
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4'-0" 0'-0" 2'-0" 4'-0" 8'-0"
1/4" = 1'-0"

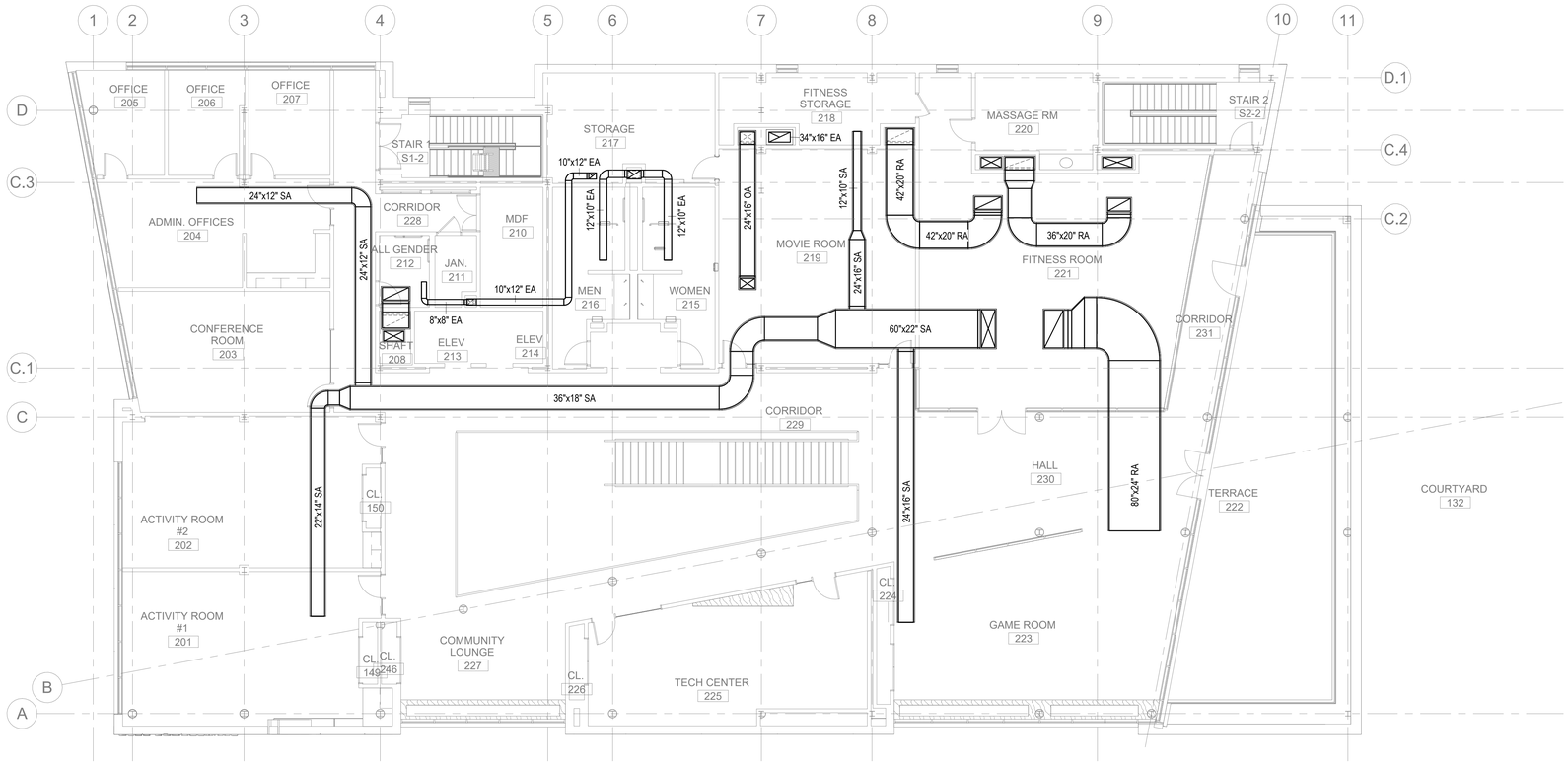
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0'-0" 0'-3" 0'-6" 0'-9" 1'-0"
3" = 1'-0"

0'-0" 0'-1-1/2" 0'-3" 0'-4-1/2" 0'-6"
6" = 1'-0"



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

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SECOND FLOOR MECHANICAL PLAN

Sheet

M1.02

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
1/32" = 1'-0"

16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

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4'-0" 0'-0" 2'-0" 4'-0" 8'-0"
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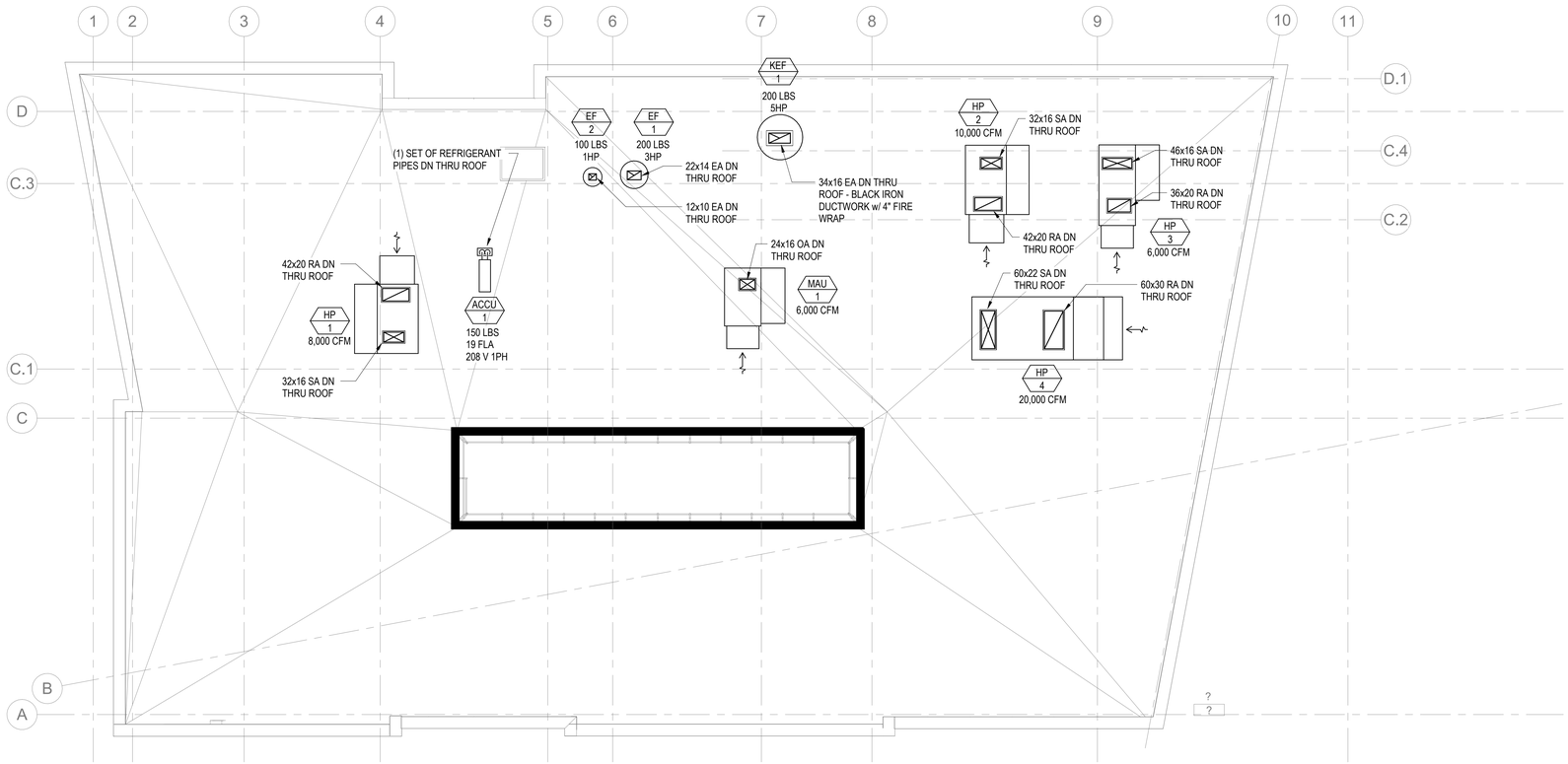
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0'-0" 0'-3" 0'-6" 0'-9" 1'-0"
3" = 1'-0"

0'-0" 0'-1-1/2" 0'-3" 0'-4-1/2" 0'-6"
6" = 1'-0"



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

PUBLIC BUILDING COMMISSION of Chicago

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ROOF MECHANICAL PLAN

Sheet

M1.03

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16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

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RECEPTACLES

	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE ON SEPARATE CIRCUIT
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER
	DUPLEX RECEPTACLE WITH HALF SWITCHED OUTLET
	SPECIAL RECEPTACLE - REFER TO PLANS FOR NEMA TYPE
	DUPLEX RECEPTACLE - FLUSH MOUNTED AND FLOOR BOX
C	CLOCK RECEPTACLE
	CEILING MOUNTED RECEPTACLE
J PWR	WALL MOUNTED OUTLET WITH FLEXIBLE CONNECTION TO FURNITURE SYSTEM OR EQUIPMENT CONNECTION
PWR	FLOOR BOX OUTLET WITH FLEXIBLE CONNECTION TO FURNITURE SYSTEM OR EQUIPMENT CONNECTION
PWR	POKE THROUGH OUTLET WITH FLEXIBLE CONNECTION TO FURNITURE SYSTEM OR EQUIPMENT CONNECTION
PWR	UNDERFLOOR DUCT OUTLET INCLUDING SYSTEM ACTIVATION OF CELL OR DUCT WITH FLEXIBLE CONNECTIONT FURNITURE SYSTEM OR EQUIPMENT CONNECTION
EWC J	ELECTRIC WATER COOLER

RECEPTACLE NOTES:

'IG'	DENOTES ISOLATED GROUND
'GFI'	DENOTES GROUND FAULT INTERRUPTER
'AFCI'	DENOTES ARC FAULT CURRENT INTERRUPTER
'WP'	DENOTES 'WHILE IN USE' WEATHERPROOF COVER
'TR'	DENOTES TAMPER RESISTANT
'SC'	DENOTES SEPARATE CIRCUIT

SWITCHES

1a	SINGLE POLE SWITCH. THE NUMBER '1' DENOTES CIRCUIT NUMBER AND THE LETTER 'a' SWITCH CONTROL 'WP' DENOTES WEATHERPROOF
3W	THREE WAY SWITCH
4W	FOUR WAY SWITCH
K	KEY OPERATED SWITCH
P	SWITCH WITH PILOT LIGHT
MC	MOMENTARY CONTACT SWITCH
VS	MANUAL ON FOR VACANCY SENSOR
XXX	LIGHTING CONTROL STATION 'XXX' IS UNIQUE IDENTIFIER REFER TO SCHEDULE
VS D	DIMMER SWITCH WATTAGE AS NECESSARY 'VS' INICATES INTEGRAL MANUAL ON FOR VACANCY SENSOR ASSOCIATED WITH DIMMER
	EMERGENCY- SHROUDED TYPE REMOTE CONTROL 'OFF' PUSHBUTTON (EPO)
JS	DOOR JAMB LIGHT SWITCH, EDWARDS #502A OR EQUIVALENT
KWh	ENERGY MONITORING DEVICE WITH MODBUS/BACNET CAPABILITIES

RACEWAYS AND WIREWAYS

PB	PULL BOX OR TAP JUNCTION BOX FOR FEEDERS
J	JUNCTION BOX
J	JUNCTION BOX - WALL MOUNTED
J	JUNCTION BOX WITH FLEXIBLE CONNECTION

EXIT SIGN SCHEDULE

SHADED QUADRANTS ON SYMBOL INDICATE FACE ORIENTATION

SINGLE FACE			DOUBLE FACE		
No.	DESCRIPTION	SYMBOL	No.	DESCRIPTION	SYMBOL
1	FIRE ESCAPE		16	FIRE ESCAPE	
2	STAIRS		17	STAIRS	
3	EXIT		18	EXIT	
4	FIRE ESCAPE		19	FIRE ESCAPE	
5	STAIRS		20	STAIRS	
6	EXIT		21	EXIT	
7	FIRE ESCAPE		22	FIRE ESCAPE	
8	STAIRS		23	STAIRS	
9	EXIT		24	EXIT	
10	FIRE ESCAPE				
11	STAIRS				
12	EXIT				

OCCUPANCY SENSOR SYSTEM

	WALL SWITCH VACANCY SENSOR (DUAL TECHNOLOGY): 'P' DENOTES PASSIVE INFRARED ONLY TYPE 'OS' DENOTES OCCUPANCY SENSOR 'PC' DENOTES DUAL TECHNOLOGY WITH PHOTOCELL
VS	CEILING MOUNTED DUAL TECHNOLOGY 360° VACANCY SENSOR AND POWER PACK(S). '2P' DENOTES 2-POLE 'PIR' DENOTES PASSIVE INFRARED ONLY 'US' DENOTES ULTRASONIC ONLY 'PC' DENOTES DUAL TECHNOLOGY WITH PHOTOCELL
OS	CEILING MOUNTED DUAL TECHNOLOGY 360° OCCUPANCY SENSOR AND POWER PACK(S). '2P' DENOTES 2-POLE 'PIR' DENOTES PASSIVE INFRARED ONLY 'US' DENOTES ULTRASONIC ONLY 'PC' DENOTES DUAL TECHNOLOGY WIT PHOTOCELL
	WIDE ANGLE OCCUPANCY SENSOR
DS	DAYLIGHT SENSOR WITH POWER PACK AS REQUIRED

DISTRIBUTION EQUIPMENT

A1-LD-2

NAMING CONVENTION:
1ST GROUP OF CHARACTERS CODED AS FOLLOWS:

DENOTES THE LEVEL ON WHICH THE PANEL IS LOCATED

IF MORE THAN ONE LETTER IS SHOWN, THE FIRST LETTER DENOTES THE BUILDING IN WHICH THE PANEL IS LOCATED

2ND GROUP OF CHARACTERS CODED AS FOLLOWS:

'ATS'	AUTOMATIC TRANSFER SWITCH
'B'	BASE BUILDING
'C'	CRITICAL
'D'	DISTRIBUTION
'E'	EMERGENCY
'HP'	HEATING
'HV'	480Y/277V
'ISO'	ISOLATION
'K'	KITCHEN
'L'	LIGHTING
'LV'	208Y/120V
'LVSG'	LOW VOLTAGE SWITCHGEAR
'LS'	LIFE SAFETY
'M'	MECHANICAL
'MCC'	MOTOR CONTROL CENTER
'MVSG'	MEDIUM VOLTAGE SWITCHGEAR
'P'	POWER PANEL
'PDU'	POWER DISTRIBUTION UNIT
'R'	RECEPTACLE
'RPP'	REMOTE POWER PANEL
'STS'	STATIC TRANSFER SWITCH
'SWGR'	SWITCHGEAR
'SWBD'	SWITCHBOARD
'T'	TRANSFORMER
'TC'	TERMINAL CABINET
'UPS'	UNINTERUPTABLE POWER SUPPLY
'USS'	UNIT SUBSTATION

COMBINATION OF LETTERS IS ALLOWED 3RD NUMBER DENOTES:

'#'	NUMBER DENOTES NUMBER FOR THAT PARTICULAR TYPE AND FLOOR
'#A'	NUMBER DENOTES NUMBER FOR THAT PARTICULAR TYPE AND FLOOR, LETTER DENOTES UTILITY SUBSTATION SOURCE
'A#'	LETTER DENOTES CORE CLOSET NUMBER, NUMBER DENOTES NUMBER FOR THAT PARTICULAR TYPE AND FLOOR

	FLUSH MOUNTED PANEL. SEE DESCRIPTION FOR TYPE.
	SURFACE MOUNTED PANEL. SEE DESCRIPTION FOR TYPE.
B B	PLUG-IN BUSWAY, SIZE AND MOUNTING AS INDICATED.
	FEEDER BUSWAY, SIZE AND MOUNTING AS INDICATED.
CTB	CABLE TAP BOX.

HEATING EQUIPMENT

UH	ELECTRIC UNIT HEATER WITH BUILT IN THERMOSTAT. WALL OR CEILING MOUNTED.
CUH	CABINET UNIT HEATER WITH BUILT IN DISCONNECT SWITCH AND THERMOSTAT
BB	BASEBOARD HEATER WITH BUILT IN THERMOSTAT. LENGTH AS INDICATED ON PLAN. SEE MECHANICAL & ELECTRICAL EQUIPMENT SCHEDULES FOR KW OR WATTAGE PER LINEAR FOOT.
EDH	ELECTRIC DUCT HEATER
FPB	FAN POWERED BOX
EF	EXHAUST FAN - REFER TO SCHEDULES FOR HORSEPOWER AND VOLTAGE
WH	ELECTRIC WATER HEATER - REFER TO SCHEDULES FOR WATTAGE AND VOLTAGE
HT	HEAT TRACE

LUMINAIRES

CEILING	WALL	NORMAL
F1 3a		1x4 LIGHTING FIXTURE
		2x4 LIGHTING FIXTURE
		2x2 LIGHTING FIXTURE
		STRIP LIGHT
		FLOODLIGHT
		ADJUSTABLE LUMINAIRE, ARROW DENOTES AIMING ORIENTATION
		RECESSED WALLWASHER LUMINAIRE
		RECESSED DOWNLIGHT LUMINAIRE
EMERGENCY		
F1 EM1		1x4 LIGHTING FIXTURE WIRED TO EMERGENCY LIGHTING SYSTEM
		2x2 LIGHTING FIXTURE WIRED TO EMERGENCY LIGHTING SYSTEM
		2x4 LIGHTING FIXTURE WIRED TO EMERGENCY LIGHTING SYSTEM
		STRIP LIGHT WIRED TO EMERGENCY LIGHTING SYSTEM
		DOWNLIGHT WIRED TO EMERGENCY LIGHTING SYSTEM
CRITICAL		
F1 C3a		1x4 LIGHTING FIXTURE WIRED TO CRITICAL SYSTEM
		2x2 LIGHTING FIXTURE WIRED TO CRITICAL SYSTEM
		2x4 LIGHTING FIXTURE WIRED TO CRITICAL SYSTEM
		DOWNLIGHT WIRED TO CRITICAL SYSTEM

LUMINAIRE NOTES:

'F1'	DENOTES FIXTURE TYPE, REFER TO LIGHTING FIXTURE SCHEDULE FOR DESCRIPTION AND MOUNTING.
'3a'	'3' DENOTES THE CIRCUIT NUMBER AND 'a' DENOTES SWITCH CONTROL.
'EM1'	'EM' DENOTES A LIGHT FIXTURE WIRED TO THE EMERGENCY SYSTEM.
'C3a'	'C' DENOTES A LIGHT FIXTURE WIRED TO THE CRITICAL SYSTEM.
'DIM'	DIMMING BALLAST OR DRIVER

MOTORS AND CONTROLS

	MOTOR, REFER TO EQUIPMENT SCHEDULE FOR HORSEPOWER, DESCRIPTION, WIRING AND PANEL FED FROM
DP	MOTOR OPERATED DAMPER REFER TO EQUIPMENT SCHEDULE FOR HORSEPOWER, DESCRIPTION, WIRING AND PANEL FED FROM
VFD	VARIABLE FREQUENCY CONTROLLER WITH RATING AS INDICATED (ALSO 'VFD')
C	CONTACTOR WITH ENCLOSURE RATING AS INDICATED
C	COMBINATION CONTACTOR WITH DISCONNECT SWITCH
CB	CIRCUIT BREAKER WITH ENCLOSURE, RATING AS INDICATED
	NON-FUSED DISCONNECT SWITCH, RATING AS INDICATED
	FUSIBLE DISCONNECT, RATING AS INDICATED
	MOTOR CONTROLLER
	COMBINATION MOTOR CONTROLLER AND DISCONNECT SWITCH WITH OVERCURRENT PROTECTION
LO	LOCK-OUT SWITCH
P	PUSH BUTTON CONTROL STATION. 'P' DENOTES STATION WITH PILOT LIGHT
	EQUIPMENT IDENTIFICATION - SEE EQUIPMENT SCHEDULE
P 2T	SINGLE POLE MANUAL STARTER WITH THERMAL OVERLOAD PROTECTION FOR FRACTIONAL SINGLE PHASE MOTORS. 'P' DENOTES PILOT LIGHT, '2' DENOTES DOUBLE POLE, AND 'T' DENOTES THERMAL OVERLOAD

ONE-LINE ELECTRICAL DIAGRAM

	INCOMING LINE
	POLY PHASE TRANSFORMER
	3 PHASE, DELTA, UNGROUNDED
	3 PHASE, DELTA, CORNER-GROUNDED
	3 PHASE, DELTA, MIDPOINT-GROUNDED
	3 PHASE WYE OR STAR UNGROUNDED
	3 PHASE WYE, GROUNDED NEUTRAL
	POTENTIAL TRANSFORMER
	CURRENT TRANSFORMER
	GROUND
	MEDIUM VOLTAGE POWER CIRCUIT BREAKER
XXX 400 AF 400 AT	LOW VOLTAGE DRAW-OUT CIRCUIT BREAKER
XXX 400 AF 400 AT	CIRCUIT BREAKER-(3-POLE, UNO) CIRCUIT BREAKER TRIP UNIT FEATURES: 'L' ADJUSTABLE LONG TIME DELAY & ADJUSTABLE LONG TIME PICKUP 'S' ADJUSTABLE SHORT TIME DELAY & ADJUSTABLE SHORT TIME PICKUP 'I' ADJUSTABLE INSTANTANEOUS 'G' ADJUSTABLE GROUND FAULT DELAY & ADJUSTABLE GROUND FAULT PICKUP 'A' GROUND FAULT ALARM ONLY 'Z' ZONE SELECTIVE INTERLOCKING 'ST' SHUNT TRIP '100R' 100% RATED N.O. NORMALLY OPEN N.C. NORMALLY CLOSED
	NETWORK PROTECTOR
NO	NORMALLY OPEN CONTROL CONTACT
NC	NORMALLY CLOSED CONTROL CONTACT
	SINGLE THROW SWITCH
	DOUBLE THROW SWITCH
	AUTOMATIC TRANSFER SWITCH
	MEDIUM VOLTAGE FUSED CUTOUT
	FUSE
	FUSIBLE ELEMENT
	SURGE ARRESTOR
SPD	SURGE PROTECTION DEVICE (FORMERLY TVSS)
	CABLE TERMINATION
	POT HEAD
	STRESS CONE
SS	SELECTOR SWITCH
A	AMMETER
AS	AMMETER SWITCH
V	VOLTMETER
VS	VOLTMETER SWITCH
R	BASIC RELAY SYMBOL
GEN	GENERATOR
	BATTERY
WH	WATTHOUR METER
VAR	VARMETER
M	UTILITY METER METER
MMD	MICROPROCESSOR METERING DEVICE
MPD	MICROPROCESSOR MOTOR PROTECTION DEVICE
	THERMAL OVERLOAD
ST	SHUNT TRIP
K	KEY INTERLOCK DEVICE, NUMBER DENOTES POSITION
S	MOTOR, NUMBER DENOTES HORSEPOWER
	3-PHASE CAPACITOR BANK
STS	STATIC TRANSFER SWITCH
	DRAWOUT ELEMENT

ABBREVIATIONS AND DEFINITIONS

AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
BB	BASEBOARD HEATER
BPS	BOLTED PRESSURE SWITCH
BFP	BLOWN FUSE PROTECTION
CB	CIRCUIT BREAKER
CCT	CIRCUIT
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CR	CARD READER
CUH	CABINET UNIT HEATER
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
EM	EMERGENCY
EPO	EMERGENCY POWER OFF
EQPT	EQUIPMENT
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FCU	FAN COIL UNIT
FPB	FAN POWERED BOX
FFC	FORCED FLOW CONVECTOR
GFI	GROUND FAULT INTERRUPTER
GFCI	GROUND FAULT CURRENT INTERRUPTER
GRD	GROUND
HID	HIGH INTENSITY DISCHARGE
HOA	HAND OFF AUTOMATIC (SELECTOR)
HP	HORSEPOWER
JB	JUNCTION BOX
IG	ISOLATED GROUND
INC	INCANDESCENT
KV	KILOVOLT
KW	KILOWATT
KVA	KILOVOLT AMP
LED	LIGHT EMITTING DIODE
LTG	LIGHTING
M	METER FITTING
MCB	MAIN CIRCUIT BREAKER
MCP	MOTOR CIRCUIT PROTECTOR
MLO	MAIN LUGS ONLY
MS	MAIN SWITCH
MTD	MOUNTED
MV	MEDIUM VOLTAGE
NC	NORMALLY CLOSED (CONTACTS)
NF	NON-FUSED DISCONNECT
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN (CONTACTS)
NTS	NOT TO SCALE
PFC	POWER FACTOR CORRECTION
PNL	PANEL
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
RCP	REFLECTED CEILING PLAN
RMC	RIGID METAL CONDUIT
SEC	SECONDARY
SPD	SURGE PROTECTION DEVICE (TVSS)
SPDT	SINGLE POLE DOUBLE THROW
ST	SHUNT TRIP
SW	SWITCH
TEL	TELEPHONE
TR	TAMPER RESISTANT
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERUPTIBLE POWER SUPPLY
VP	VAPOR PROOF (ENCLOSED AND GASKETED)
WP	WEATHERPROOF (NEMA-3R OUTDOOR, NEMA-4 IN PLENUMS)
WH	WATER HEATER
WT	WATERTIGHT (NEMA-4)
XFMR	TRANSFORMER
XP	EXPLOSION PROOF
VCB	VACUUM CIRCUIT BREAKER
VFC	VARIABLE FREQUENCY CONTROLLER
VFD	VARIABLE FREQUENCY DRIVE

REFERENCE SYMBOLS

TYPE XX NUM.	RISER DESIGNATION
TYPE XXX XX-XX LOC. NUM.	EQUIPMENT IDENTIFICATION
	MATCHLINE
X EX-XXX	DETAIL / ENLARGED PLAN CALLOUT
X EX-XXX	DETAIL / SECTION ELEVATION
X X EX-XXXX X	INTERIOR ELEVATION

NOMENCLATURE:

X EX-XXX — ELEVATION / DETAIL DESIGNATION

1 EX-XXX — SHEET REFERENCE NUMBER

GENERAL NOTES:

1. PROVIDE LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE COMPLETION OF ELECTRICAL SYSTEMS AS SHOWN ON THESE DRAWINGS, NARRATIVE AND AS REQUIRED BY THE LATEST EDITION OF THE CHICAGO ELECTRICAL CODE, CURRENTLY ADOPTED CHICAGO ENERGY CODE, STATE AND LOCAL CODES, AND OSHA REGULATIONS. THE CONTRACTOR SHALL PAY ALL FEES; AND OBTAIN ALL CERTIFICATES AND INSPECTIONS.

2. NON-COMPLIANCE: SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF APPLICABLE BUILDING CODES, STATE LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND UTILITY COMPANY REGULATIONS; THE CONTRACTOR SHALL BEAR ALL COSTS ARISING CORRECTING THE DEFICIENCIES.

3. IN CASE OF DIFFERENCE BETWEEN BUILDING CODES, STATE LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS, THESE SPECIFICATIONS AND THE CONTRACT DRAWINGS; THE MOST STRINGENT SHALL GOVERN. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER IN WRITING OF ANY SUCH DIFFERENCE.

4. ALL EQUIPMENT SHALL BE NEW AND UNUSED; AND SHALL BE "UL" LISTED AND BEAR THE "UL" LABEL.

5. ALL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL MATERIALS SHALL BE OF THE BEST QUALITY FOR PURPOSE INTENDED. TRADE NAMES AND CATALOG NUMBERS ARE INTENDED TO INDICATE THIS QUALITY AND GRADE. OBTAIN WRITTEN APPROVAL FROM THE OWNER FOR ANY SUBSTITUTIONS MADE AFTER ACCEPTANCE OF SUBMITTAL FOR ANY ITEM.

6. PRIOR TO SUBMISSION OF BID, THE CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK IN THESE SPECIFICATIONS AND DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND/OR ENGINEER AT THIS TIME. ALL ITEMS NOT RESOLVED PRIOR TO BID SHALL BE INCLUDED AS WRITTEN QUALIFICATIONS TO THE BID DOCUMENT. SUBMISSION OF BID SHALL BE EVIDENCE THAT VERIFICATION OF THE JOB SITE HAS BEEN PERFORMED.

7. THE GENERAL CONTRACTOR SHALL PERFORM ALL CUTTING, CORE DRILLING, SLAB PENETRATIONS, TRENCHING, ETC. NECESSARY FOR PROPER INSTALLATION OF ELECTRICAL WORK. THE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AS REQUIRED TO INCLUDE ALL WORK IN THE BID SUBMISSION.

7.1. WHERE FLOOR PENETRATIONS ARE REQUIRED, FLOOR SLABS SHALL BE X-RAYED PRIOR TO THE START OF ANY WORK. COORDINATE SCHEDULING OF THIS WORK WITH THE ARCHITECT AND BUILDING MANAGEMENT.

7.1.a. ALL LOCATIONS SHALL BE FIELD COORDINATED WITH THE ARCHITECT AND/OR BUILDING MANAGEMENT; AND SHALL BE APPROVED BY THE BUILDING STRUCTURAL ENGINEER PRIOR TO START OF WORK.
7.1.b. COORDINATE WITH THE BUILDING MANAGEMENT TO ENSURE INTEGRITY OF FLOOR SLABS IS MAINTAINED. PROVIDE ALL STRUCTURAL SUPPORTS AS DIRECTED BY THE BUILDING STRUCTURAL ENGINEER IF REQUIRED.

8. OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTANCE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRE-STOPPED USING APPROVED METHODS. ACCEPTABLE MANUFACTURERS ARE HILTI AND 3M BUT MATERIAL MUST BE APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ELECTRICAL INSTALLATIONS THAT ARE WITHIN CLOSE PROXIMITY OF OTHER TRADES. CONDUIT SHALL BE INSTALLED AS HIGH AS POSSIBLE ABOVE FINISHED CEILING TO AVOID CONFLICTS WITH OTHER TRADES. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY LIGHTING AND POWER DURING CONSTRUCTION.

11. COVER LIGHT FIXTURES, EQUIPMENT, APPARATUS, ETC. TO PROTECT AGAINST CHEMICAL, WATER, DIRT OR MECHANICAL DAMAGE BEFORE AND DURING THE CONSTRUCTION PERIOD UNTIL THE FINAL ACCEPTANCE. ALL EQUIPMENT SHALL BE DELIVERED, PROPERLY PACKED AND STORED AT THE JOB SITE UNTIL FINAL INSTALLATION.

12. THE CONTRACTOR SHALL REPAIR ANY DAMAGE DONE BY HIMSELF OR HIS WORKMEN. RESTORE TO ORIGINAL CONDITION ANY APPARATUS, EQUIPMENT OR SURFACE DAMAGED UNDER THIS SCOPE OF WORK PRIOR TO FINAL ACCEPTANCE, INCLUDING RESTORATION OF DAMAGES TO SHOP COATS OF PAINT.

13. THE DRAWINGS FOR ELECTRICAL WORK UTILIZE SYMBOLS AND SCHEMATIC DIAGRAMS WHICH HAVE NO DIMENSIONAL SIGNIFICANCE. THE WORK SHALL BE INSTALLED TO FULFILL THE DIAGRAMMATICAL INTENT EXPRESSED ON THE DRAWINGS AND IN CONFORMITY WITH DIMENSIONS INDICATED ON FINAL WORKING DRAWINGS, FIELD LAYOUTS AND SHOP DRAWINGS FROM ALL TRADES.

14. PROVIDE TO THE OWNER, A COMPLETE SET OF REPRODUCIBLE AS-BUILT DRAWINGS ON AUTOCAD CLEARLY INDICATING ANY DEVIATIONS FROM THE DESIGN AS SHOWN ON THE DRAWINGS.

15. PROVIDE TO THE OWNER FOUR (4) COPIES OF THE OPERATING AND MAINTENANCE MANUALS WITH CATALOG INFORMATION ON ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO: TRANSFORMERS, SWITCHBOARDS, PANELBOARDS, GENERATORS, UPS SYSTEMS, TRANSFER SWITCHES, LIGHTING CONTROL SYSTEMS, COMMUNICATION SYSTEMS, SECURITY SYSTEMS AND FIRE ALARM SYSTEMS.

16. SHOP DRAWINGS AND OTHER INFORMATION REQUIRED: PRIOR TO PURCHASING ANY EQUIPMENT OR MATERIALS, A MANUFACTURER'S LIST SHALL BE SUBMITTED FOR REVIEW. PRIOR TO ASSEMBLING OR INSTALLING THE WORK, THE FOLLOWING SHALL BE SUBMITTED FOR REVIEW:

16.1. CATALOG INFORMATION SHEETS, FACTORY ASSEMBLY DRAWINGS AND FIELD INSTALLATION DRAWINGS AS REQUIRED FOR A COMPLETE EXPLANATION AND DESCRIPTION OF ALL ITEMS OR EQUIPMENT SPECIFIED IN THE FOLLOWING SECTIONS.

16.2. THE PURPOSE FOR THE REVIEW OF SHOP DRAWINGS IS TO MAINTAIN THE INTEGRITY OF THE DESIGN. UNLESS THE CONTRACTOR CLEARLY INDICATED IN WRITING AND ON THEIR COMPANY LETTERHEAD; ANY CHANGES, SUBSTITUTIONS, DELETIONS OR OTHER DIFFERENCES BETWEEN SUBMISSION AND CONTRACT DOCUMENTS, APPROVAL BY THE ENGINEER DOES NOT CONSTITUTE ACCEPTANCE.

16.3. NO SUBSTITUTIONS FOR ANY EQUIPMENT MATERIAL AND/OR MANUFACTURER SHALL BE PERMITTED WITHOUT A FORMAL WRITTEN SUBMITTAL INCLUDING AN EXPLANATION FOR SUBSTITUTION, A LIST OF ANY DEVIATIONS FROM SPECIFIED THE MODEL, SHOP DRAWINGS AND ASSOCIATED CREDIT. IT SHALL NOT BE ASSUMED THAT THE ENGINEER HAS READ TEXT OR REVIEWED ANY TECHNICAL DATA OF A MANUFACTURED ITEM AND ITS COMPONENTS EXCEPT WHERE THE VENDOR HAS SPECIFICALLY MENTIONED ALL DIFFERENCES BETWEEN THE SUBSTITUTED PRODUCT AND THE SPECIFIED MODEL.

16.3.a THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EQUIPMENT, WIRING, DEVICES, ETC. REQUIRED FOR THE PROPER INSTALLATION OF THE SUBSTITUTED PRODUCT. THIS INCLUDES MODIFICATIONS OF ANY KIND THAT ARE REQUIRED TO ALL ASSOCIATED SYSTEMS AFFECTED BY THE SUBSTITUTION. SUCH ITEMS SHALL BE PROVIDED AT THE FULL EXPENSE OF THE CONTRACTOR WITH NO COSTS INCURRED TO THE OWNER.
16.3.b. ALL SUBSTITUTED PRODUCTS SHALL CONFORM TO PERFORMANCE AND SPATIAL REQUIREMENTS IN THESE SPECIFICATIONS AND DRAWINGS. ALL MODIFICATIONS OR REPLACEMENTS OF ANY PRODUCTS THAT DO NOT MEET THESE REQUIREMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

17. THE CONTRACTOR SHALL PROVIDE TESTS FOR EACH OF THE FOLLOWING:

17.1. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM, THE CONTRACTOR SHALL PROVIDE 600-VOLT INSULATION RESISTANCE TESTS FOR ALL DISTRIBUTION AND UTILIZATION EQUIPMENT. THE CONTRACTOR SHALL PROVIDE A SUITABLE AND STABLE SOURCE OF TEST POWER. THE INSULATION TEST SHALL BE A "MEGGER" TEST AT 500 VOLTS DC FOR 30 SECONDS. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER. A TEST REPORT SHALL BE SUBMITTED TO THE OWNER. THE MINIMUM INSULATION RESISTANCE SHALL BE 1,000,000 OHMS FOR #12AWG CONDUCTORS AND 250,000 OHMS FOR LARGER CONDUCTORS. CONDUCTORS TESTING BELOW THE MINIMUM INSULATION RESISTANCE SHALL BE REPLACED AND TESTED AGAIN.

17.2. THE CONTRACTOR SHALL PERFORM A CONTINUITY TEST ON THE ENTIRE ELECTRICAL SYSTEM PRIOR TO ENERGIZING THE SYSTEM TO INSURE PROPER CABLE CONNECTIONS.

17.3. THE CONTRACTOR SHALL PERFORM CONNECTION TORQUE TESTS FOR ALL LARGER CONDUCTOR BOLTED CONNECTIONS USING A TORQUE WRENCH. TORQUE SHALL BE TO NATIONAL ELECTRICAL TESTING ASSOCIATION'S (NETA) STANDARDS.

17.4. THE CONTRACTOR SHALL PERFORM MECHANICAL OPERATION TESTS FOR ALL ELECTRICAL EQUIPMENT, SUCH AS DISCONNECT SWITCHES, CIRCUIT BREAKERS, ETC.; TO VERIFY THAT THE MECHANICAL PORTIONS OF THE DEVICE ARE FUNCTIONING.

17.5. AT THE COMPLETION OF THE LIFE-SAFETY SYSTEM INSTALLATION, THE CONTRACTOR SHALL TEST ALL FIRE ALARM AND EMERGENCY LIGHTING DEVICES. THE CONTRACTOR SHALL SUBMIT A REPORT TO THE ENGINEER VERIFYING THAT THE SYSTEMS ARE FULLY OPERATIONAL.

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DFSS Department of Family and Support Services

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Issuance

MARK	DESCRIPTION	DATE
1	50% SD	6/20/2025
2	100% SD	8/15/2025

PBC Project Name: **DFSS BRONZEVILLE REGIONAL SENIOR CENTER**

PBC Contract No: 10030

Project No: H-93

Title

SYMBOLS AND ABBREVIATIONS

Sheet

E0.00

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
1/32" = 1'-0"

16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

4'-0" 0'-0" 2'-0" 4'-0" 8'-0"
1/4" = 1'-0"

2'-0" 0'-0" 1'-0" 2'-0" 4'-0"
1/2" = 1'-0"

1'-0" 0'-0" 0'-6" 1'-0" 2'-0"
1" = 1'-0"

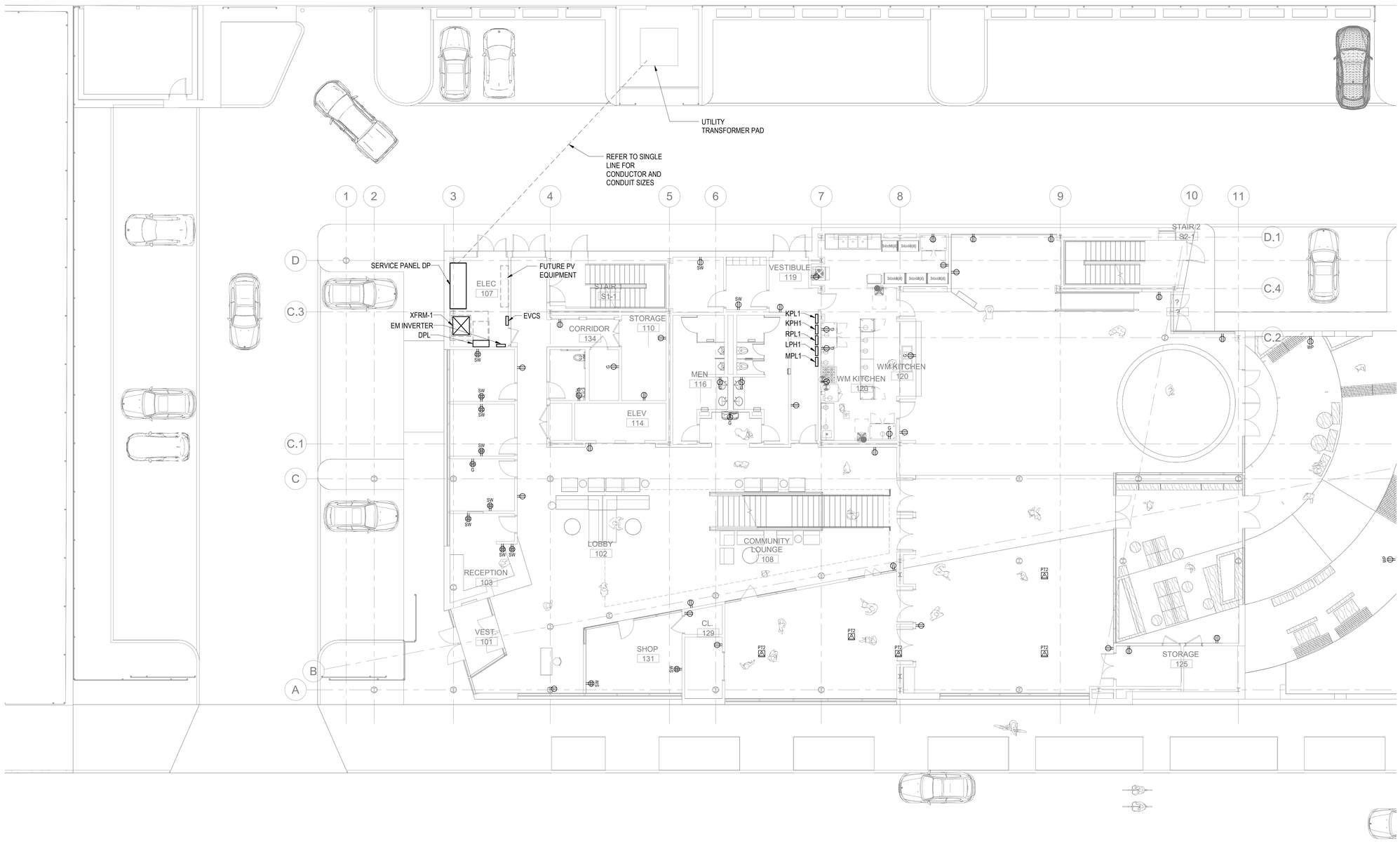
0'-0" 0'-6" 1'-0" 2'-0"
1-1/2" = 1'-0"

0'-0" 0'-3" 0'-6" 0'-9" 1'-0"
3" = 1'-0"

0'-0" 0'-1-1/2" 0'-3" 0'-4-1/2" 0'-6"
6" = 1'-0"

SHEET NOTES:

1. VERIFY ALL DEVICE LOCATIONS, MOUNTING HEIGHT AND COLOR WITH ARCHITECTURAL AND FURNITURE PLANS PRIOR TO ROUGH-IN.
2. CONTRACTOR TO FIELD COORDINATE EXACT CONDUIT ROUTING WITH OTHER TRADES. DO NOT EXCEED 360 DEGREE BENDING.
3. GFCI PROTECTED RECEPTACLES SHALL BE PROVIDED FOR THE FOLLOWING AREAS BUT NOT LIMITED TO: BATHROOMS, KITCHEN/BUFFET SERVING AND AREAS WITH SINKS AND PERMANENT PROVISIONS FOR FOOD OR BEVERAGE PREPARATION OR COOKING, ROOFTOPS, OUTDOORS, WITHING 6FT OF SINKS, INDOOR DAMP OR WET LOCATIONS, LOCKER ROOMS, LAUNDRY AREAS, ETC.
4. PROVIDE A READILY ACCESIBLE LOCAL DISCONNECT SWITCH FOR ALL FCU, CUH, AHU, WH, RP AND ANY OTHER ELECTRICAL MECHANICAL OR PLUMBING EQUIPMENT. FIELD VERIFY WHETHER EACH UNIT IS SUPPLIED WITH A FACTORY-INSTALLED DISCONNECT; IF NOT, FURNISH AND INSTALL A LOCAL DISCONNECT AS REQUIRED.
5. SPLIT CONTROLLED RECEPTACLES SHALL BE PROVIDED IN ENCLOSED OFFICES, CONFERENCE ROOMS, ROOMS USED PRIMARILY FOR COPY OR PRINT FUNCTIONS, BREAKROOMS, CLASSROOMS AND INDIVIDUAL WORKSTATIONS, INCLUDING THOSE INSTALLED IN MODULAR PARTITIONS AND MODULE OFFICE WORKSTATION SYSTEMS.
6. PENETRATIONS BELOW GRADE LEVEL SHALL BE WATERTIGHT. PENETRATIONS AT EXTERIOR WALLS, GRADE BEAMS, AND SLABS ON GRADE SHALL BE WEATHERPROOF.
7. CONDUIT PENETRATIONS SHALL BE RATED TO EQUAL ARCHITECTURAL WALLS, FLOOR AND CEILING RATING BY UL LISTED ASSEMBLY.
8. FIRE SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS. FIRE SEAL ALL FLOOR PENETRATIONS.
9. PROVIDE CONCRETE PADS UNDER ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.
10. PROVIDE AV POWER, PROJECTOR POWER AND SCREEN POWER. REVER TO AV DRAWINGS FOR ADDITIONAL REQUIREMENTS.
11. FIRE SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS. FIRE SEAL ALL FLOOR PENETRATIONS.
12. PROVIDE AND INSTALL FIRE ALARM CONTROL PANEL, ANNUNCIATOR(S), DETECTION AND INITIATION DEVICES (SMOKE, HEAT, PULL STATIONS), AND NOTIFICATION APPLIANCES (HORNS/STROBES) PER NFPA 72 AND CHICAGO LOCAL CODES. COORDINATE WITH OTHER TRADES FOR HVAC SHUTDOWN, ELEVATOR RECALL, AV SHUTDOWN AND OTHER LIFE SAFETY FUNCTIONS. DEVICE LOCATIONS, MOUNTING, AND INTEGRATION SUBJECT TO AHJ APPROVAL.
13. PROVIDE CONCRETE PADS UNDER ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.
14. PROVIDE AV POWER, PROJECTOR POWER AND SCREEN POWER. REVER TO AV DRAWINGS FOR ADDITIONAL REQUIREMENTS.
15. PROVIDE 120V FOR ELECTRIC HAND DRYERS. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
16. PROVIDE 120V POWER FOR HANDS FREE PLUMBING FIXTURES. REFER TO THE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
17. REFER TO THE AV MEDIA DRAWINGS FOR POWER REQUIREMENTS FOR AV ROOMS. REFER TO COMMUNICATIONS DRAWINGS FOR POWER REQUIREMENTS AND TELE/DATA JACK LOCATIONS.
18. CONTRACTOR TO COORDINATE WITH ELEVATOR VENDOR, PROVIDE CONDUIT AS REQUIRED. FIELD COORDINATE LOCATION WITH AV TELECOMMUNICATION CONTRACTOR.
19. ELECTRICAL CONTRACTOR TO COORDINATE EXACT EQUIMPENT DIMENSION AND LOCATION PRIOR TO ORDERING.
20. REFER TO ELEVATOR DETAIL FOR ELEVATOR REQUIREMENTS.
21. COORDINATE FULL KITCHEN SHUTDOWN UPON FIRE ALARM ACTIVATION, PROVIDE SHUNT TRIP BREAKERS AS NEEDED.
22. PROVIDE EVSE-READY AND/OR EVSE-INSTALLED PARKING SPACES PER CHICAGO ENERGY CODE, ENSURING ADA ACCESSIBILITY, ADEQUATE ELECTRICAL CAPACITY (208/240V, 40A DEDICATED CIRCUITS), AND COMPLIANCE WITH CHICAGO ELECTRICAL CODES. INSTALL CONDUIT, WIRING, AND PANEL CAPACITY FOR FUTURE EXPANSION.



1 LEVEL 1 POWER
SCALE: 1/8" = 1'-0"

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PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

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3233 W. Le Moyne Street, #1
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FOOD SERVICE CONSULTANT
S20 Consultants
530 N. Wood Street, #C
Chicago, IL 60622

Issuance

MARK	DESCRIPTION	DATE
1	50% SD	6/20/2025
2	100% SD	8/15/2025

PBC Project Name: DFSS BRONZEVILLE REGIONAL SENIOR CENTER

PBC Contract No: 10030

Project No: H-93

Title

LEVEL 1 POWER

Sheet

E1.01

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
1/32" = 1'-0"

16'-0" 0'-0" 8'-0" 16'-0" 32'-0"
1/16" = 1'-0"

8'-0" 0'-0" 4'-0" 8'-0" 16'-0"
1/8" = 1'-0"

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1/4" = 1'-0"

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1/2" = 1'-0"

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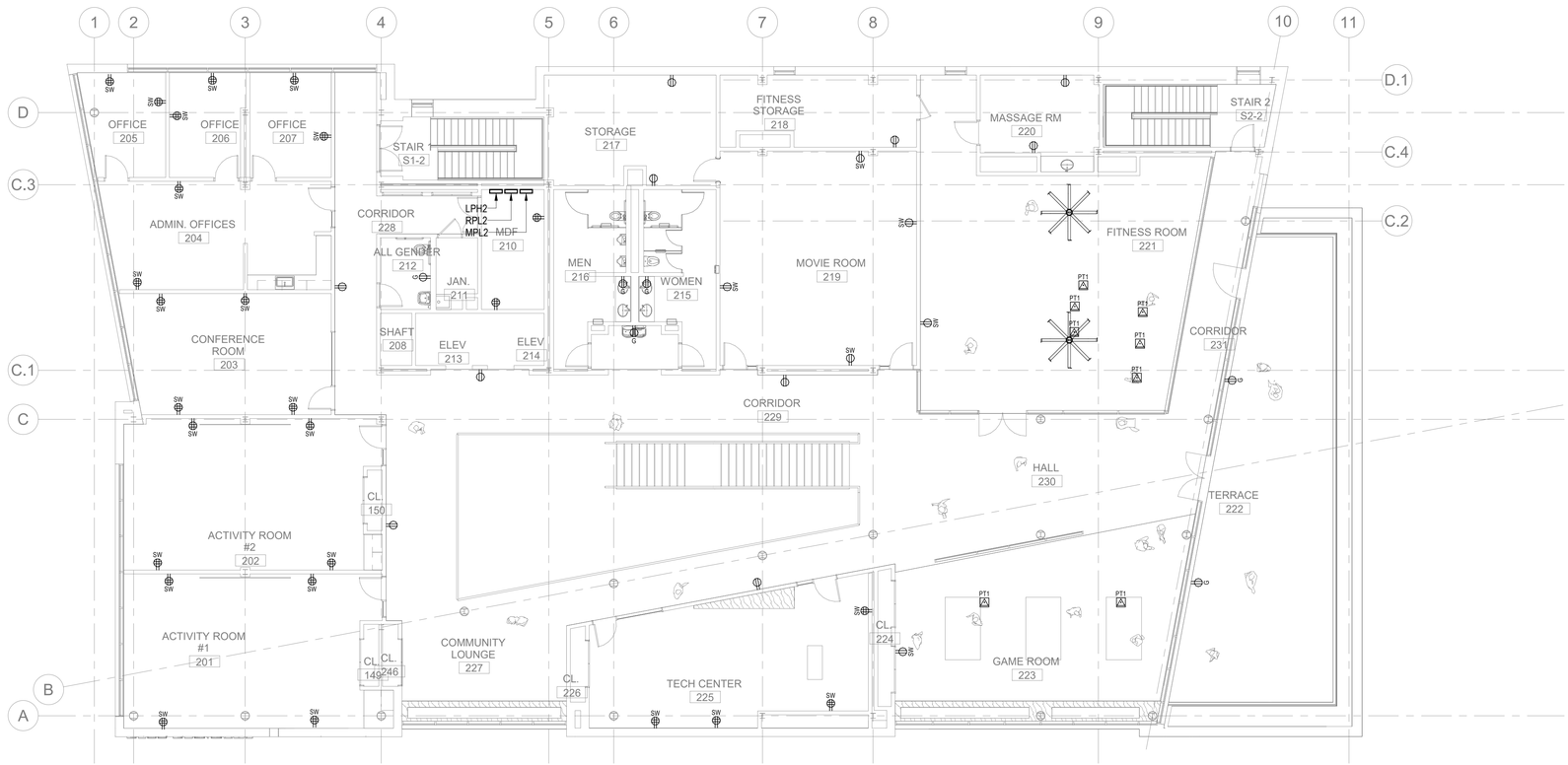
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1-1/2" = 1'-0"

0'-0" 0'-3" 0'-6" 0'-9" 1'-0"
3" = 1'-0"

0'-0" 0'-1-1/2" 0'-3" 0'-4-1/2" 0'-6"
6" = 1'-0"

SHEET NOTES:

1. VERIFY ALL DEVICE LOCATIONS, MOUNTING HEIGHT AND COLOR WITH ARCHITECTURAL AND FURNITURE PLANS PRIOR TO ROUGH-IN.
2. CONTRACTOR TO FIELD COORDINATE EXACT CONDUIT ROUTING WITH OTHER TRADES. DO NOT EXCEED 360 DEGREE BENDING.
3. GFCI PROTECTED RECEPTACLES SHALL BE PROVIDED FOR THE FOLLOWING AREAS BUT NOT LIMITED TO: BATHROOMS, KITCHEN/BUFFET SERVING AND AREAS WITH SINKS AND PERMANENT PROVISIONS FOR FOOD OR BEVERAGE PREPARATION OR COOKING, ROOFTOPS, OUTDOORS, WITHING 6FT OF SINKS, INDOOR DAMP OR WET LOCATIONS, LOCKER ROOMS, LAUNDRY AREAS, ETC.
4. PROVIDE A READILY ACCESIBLE LOCAL DISCONNECT SWITCH FOR ALL FCU, CUH, AHU, WH, RP AND ANY OTHER ELECTRICAL MECHANICAL OR PLUMBING EQUIPMENT. FIELD VERIFY WHETHER EACH UNIT IS SUPPLIED WITH A FACTORY-INSTALLED DISCONNECT; IF NOT, FURNISH AND INSTALL A LOCAL DISCONNECT AS REQUIRED.
5. SPLIT CONTROLLED RECEPTACLES SHALL BE PROVIDED IN ENCLOSED OFFICES, CONFERENCE ROOMS, ROOMS USED PRIMARILY FOR COPY OR PRINT FUNCTIONS, BREAKROOMS, CLASSROOMS AND INDIVIDUAL WORKSTATIONS, INCLUDING THOSE INSTALLED IN MODULAR PARTITIONS AND MODULE OFFICE WORKSTATION SYSTEMS.
6. PENETRATIONS BELOW GRADE LEVEL SHALL BE WATERTIGHT. PENETRATIONS AT EXTERIOR WALLS, GRADE BEAMS, AND SLABS ON GRADE SHALL BE WEATHERPROOF.
7. CONDUIT PENETRATIONS SHALL BE RATED TO EQUAL ARCHITECTURAL WALLS, FLOOR AND CEILING RATING BY UL LISTED ASSEMBLY.
8. FIRE SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS. FIRE SEAL ALL FLOOR PENETRATIONS.
9. PROVIDE CONCRETE PADS UNDER ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.
10. PROVIDE AV POWER, PROJECTOR POWER AND SCREEN POWER. REVER TO AV DRAWINGS FOR ADDITIONAL REQUIREMENTS.
11. FIRE SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS. FIRE SEAL ALL FLOOR PENETRATIONS.
12. PROVIDE AND INSTALL FIRE ALARM CONTROL PANEL, ANNUNCIATOR(S), DETECTION AND INITIATION DEVICES (SMOKE, HEAT, PULL STATIONS), AND NOTIFICATION APPLIANCES (HORNS/STROBES) PER NFPA 72 AND CHICAGO LOCAL CODES. COORDINATE WITH OTHER TRADES FOR HVAC SHUTDOWN, ELEVATOR RECALL, AV SHUTDOWN AND OTHER LIFE SAFETY FUNCTIONS. DEVICE LOCATIONS, MOUNTING, AND INTEGRATION SUBJECT TO AHJ APPROVAL.
13. PROVIDE CONCRETE PADS UNDER ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.
14. PROVIDE AV POWER, PROJECTOR POWER AND SCREEN POWER. REVER TO AV DRAWINGS FOR ADDITIONAL REQUIREMENTS.
15. PROVIDE 120V FOR ELECTRIC HAND DRYERS. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
16. PROVIDE 120V POWER FOR HANDS FREE PLUMBING FIXTURES. REFER TO THE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
17. REFER TO THE AV MEDIA DRAWINGS FOR POWER REQUIREMENTS FOR AV ROOMS. REFER TO COMMUNICATIONS DRAWINGS FOR POWER REQUIREMENTS AND TELE/DATA JACK LOCATIONS.
18. CONTRACTOR TO COORDINATE WITH ELEVATOR VENDOR, PROVIDE CONDUIT AS REQUIRED. FIELD COORDINATE LOCATION WITH AV TELECOMMUNICATION CONTRACTOR.
19. ELECTRICAL CONTRACTOR TO COORDINATE EXACT EQUIMPENT DIMENSION AND LOCATION PRIOR TO ORDERING.
20. REFER TO ELEVATOR DETAIL FOR ELEVATOR REQUIREMENTS.



1 LEVEL 2 POWER
SCALE: 1/8" = 1'-0"

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DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

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PBC Contract No: 10030

Project No: H-93

Title

LEVEL 2 POWER

Sheet

E1.02

32'-0" 0'-0" 16'-0" 32'-0" 64'-0"
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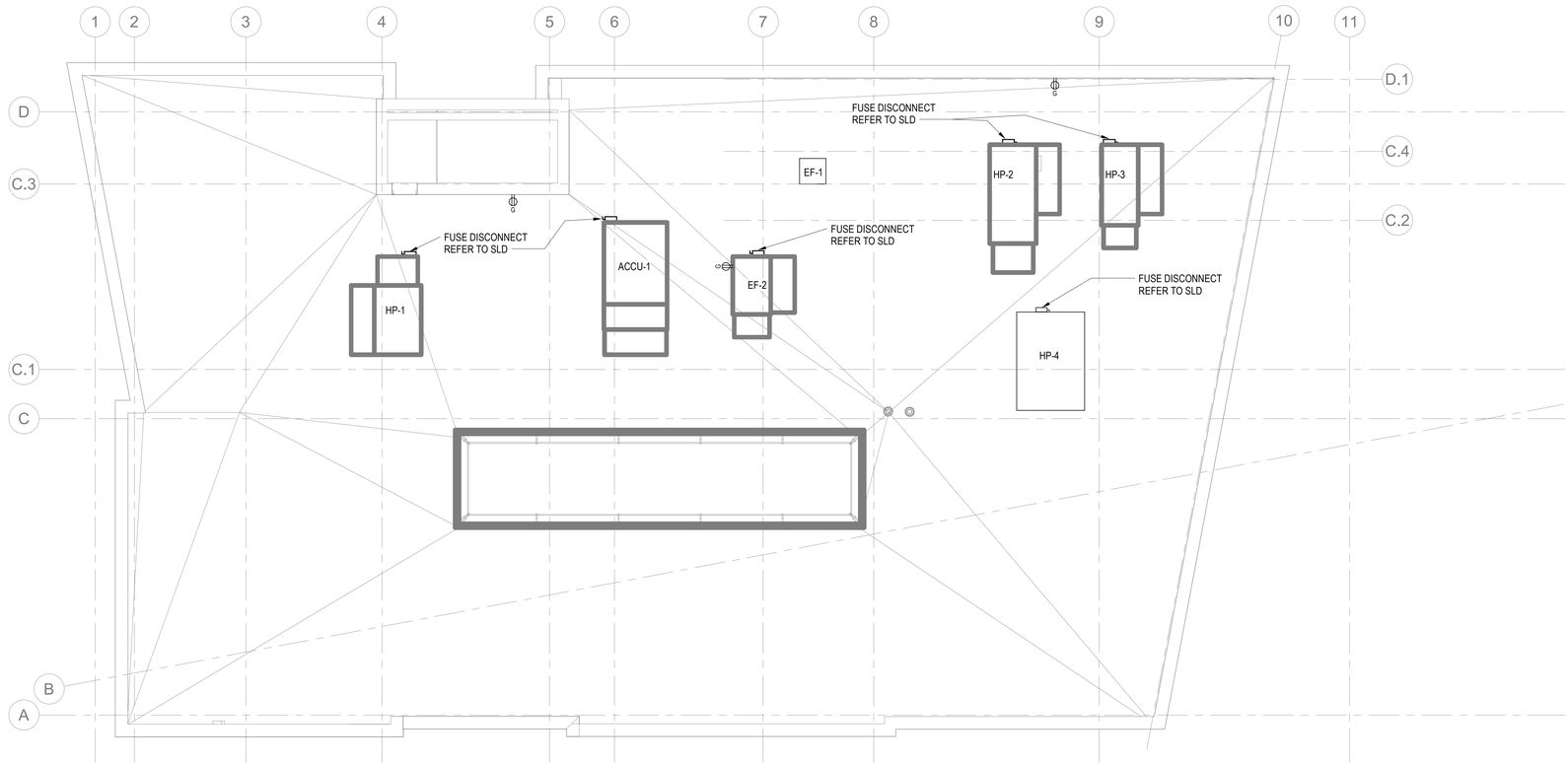
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6. CONDUIT PENETRATIONS SHALL BE RATED TO EQUAL ARCHITECTURAL WALLS, FLOOR AND CEILING RATING BY UL LISTED ASSEMBLY.



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

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ROOF - POWER PLAN

Sheet

E1.03

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1 SINGLE LINE DIAGRAM
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY FOR THE NEW ELECTRICAL SERVICE.
2. ALL TRANSFORMERS SHALL BE HIGH EFFICIENCY MEETING LEEDS AND THE CHICAGO ENERGY CODE.
3. MAIN SWITCHBOARD ROOM WHICH SERVE THE BUILDING COMMON ELEMENT LOADS SHALL HAVE 3-HOUR FIRE RATING. ELECTRICAL ROOMS ON ALL FLOORS FOR SHALL HAVE 2-HOUR FIRE RATING. 14E-2-230.70(5). WHERE EQUIPMENT RATED 800A OR MORE THAT CONTAINS OVERCURRENT DEVICES, EQUIPPED PERSONNEL DOORS WITH LISTED PANIC HARDWARE AND DOOR SHALL OPEN IN THE DIRECTION OF EGRESS. 14E-1-110-26(C)(3).
4. ALL SWITCHBOARDS AND PANELBOARDS SUPPLIED BY A FEEDER SHALL BE MARKED TO INDICATE THE DEVICE OR EQUIPMENT WHERE THE POWER SUPPLY ORIGINATES.
5. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE AVAILABLE FAULT CURRENT. THE MARKINGS SHALL INCLUDE THE DATE THE FAULT-CURRENT CALCULATION WAS PERFORMED. THE CALCULATION SHALL BE DOCUMENTED ON THE PLANS AND MADE AVAILABLE TO THOSE AUTHORIZED TO DESIGN, INSTALL, INSPECT, MAINTAIN OR OPERATE THE SYSTEM.
6. PROVIDE NON-UTILITY METERING PER CHICAGO ENERGY CODE, IECC, LEED AND CONNECT TO THE BUILDING AUTOMATION SYSTEM. THE METERS SHALL BE LOCATED IN THE MAIN SERVICES, DISTRIBUTION PANELS AND BRANCH PANELS. LIGHTING METERING SHALL BE SEPARATE FROM OTHER POWER LOADS. THE METERING SYSTEM SHALL BE CONNECTED TO THE BAS SYSTEM AND REPORT ALL LEED INFORMATION THROUGH A BAS DASHBOARD.
7. PROVIDE LIGHTING CONTROL SYSTEM PER CHICAGO ENERGY CODE, LEED AND CONNECT TO THE BUILDING AUTOMATION SYSTEM.
8. COORDINATE EXACT BREAKER SIZE FOR SPD WITH MANUFACTURER. SPD SHALL BE PROVIDED BY PANELBOARD MANUFACTURER.
9. PROVIDE SHUNT TRIP CIRCUIT FOR THE CIRCUITS FEEDING THE ELECTRICAL VEHICLE CHARGING STATIONS. PROVIDE A LOCAL EPO PUSHBUTTON FOR THE FIRE DEPARTMENT 'S USE TO TURN OFF THE EVC STATION AND LOCATE THE BUTTON AT THE FIRE ALARM ANNUNCIATOR.
10. PROVIDE A GROUNDING SYSTEM MEETING THE CITY OF CHICAGO ELECTRICAL CODE.

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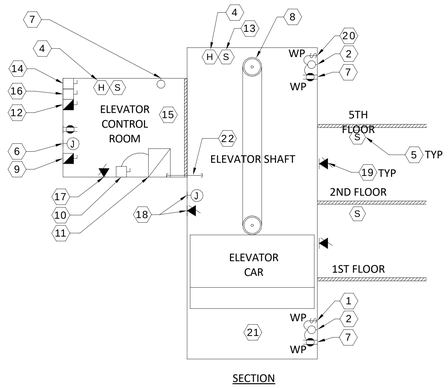
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SINGLE LINE DIAGRAM

Sheet

E5.00

1/32" = 1'-0" | 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0" | 6" = 1'-0"



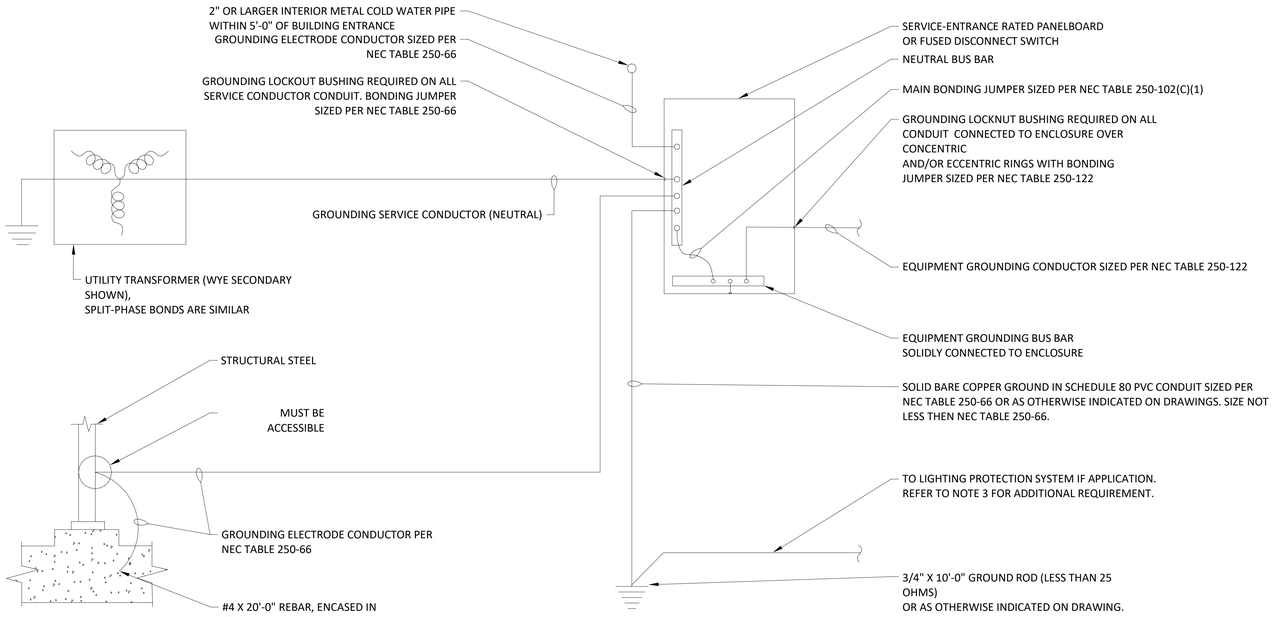
SECTION

DETAIL NOTES

1. MOUNT WEATHERPROOF TOGGLE SWITCH FOR PIT LIGHTING CIRCUIT BY TOP OF PIT LADDER.
2. MOUNT LUMINAIRE ON THE ELEVATOR SHAFT WALL AT +24" ABOVE PIT FLOOR. AVOID LOCATION FIXTURE DIRECTLY BEHIND BEAMS OR STRUCTURE THAT WOULD BLOCK LIGHTING OR INTERFERE WITH ELEVATOR OPERATION. FURNISH AND INSTALL ONE LIGHT FIXTURE ON EACH SIDE OF THE ELEVATOR SHAFT. RECOMMENDED FIXTURE: LITHONIA CSVT-L48-4000LM-MVOLT-35K-80CRI.
3. MOUNT GFCI OUTLET FOR ELEVATOR PIT SUMP PUMP ON AREA OF PIT WALL CLOSET TO SUMP HOLE. PROVIDED DEDICATED CIRCUIT.
4. MOUNT 135 DEGREE FIXED TEMPERATURE HEAT DETECTOR TO WITHIN 24" OF EACH SPRINKLER HEAD IN ELEVATOR MACHINE ROOM AND HOISTWAY.
5. MOUNT SMOKE DETECTOR OR HEAT DETECTOR IN ELEVATOR LOBBY ON CEILING TO WITHIN 5' ON ELEVATOR DOOR.
6. MOUNT SHUNT TRIP POWER MODULE TO WITHIN 24" OF STRIKE SIDE OF DOOR TO ELEVATOR MACHINE ROOM.
7. PROVIDE DEDICATED CIRCUIT. ROUTE INCOMING CIRCUIT TO LUMINAIRES UPSTREAM OF GFCI RECEPTACLE IN BOTH MACHINE ROOM, ELEVATOR SHAFT, AND ELEVATOR PIT, PER NEC ARTICLES 620.23 AND 620.24.
8. ELEVATOR MOTORS; SEE SINGLE LINE DIAGRAM.
9. DISC. SW. W/FUSES PER MFGR. RECOMMENDATIONS. SEE SINGLE LINE DIAGRAM.
10. DISC. SW. FOR ELEVATOR CONTROLS PER MANUFACTURER RECOMMENDATIONS.
11. ELEVATOR CONTROLLER.
12. DISCONNECT SWITCH FOR ELEVATOR CAR LIGHT, RECEPTACLES, AND HVAC (ELEVATOR CAR LOADS). PROVIDE SEPARATE DEDICATED CIRCUITS AND LOCKABLE CIRCUIT BREAKERS IN PANEL THAT FEEDS DISCONNECT SWITCH. PROVIDE A SIGN TO IDENTIFY THE LOCATION OF THE OVERCURRENT PROTECTIVE DEVICES. INDICATE CAR NUMBER AND TYPE OF LOAD NEXT TO EACH CIRCUIT BREAKER. REFER TO FLOOR PLAN AND SPECIFIC NAME OF PANEL.
13. PROVIDE HEAT AND SMOKE DETECTORS AT THE TOP OF EACH ELEVATOR SHAFT, WHEN SPRINKLED.
14. DISCONNECT SWITCH FOR REMOTE ELEVATOR MONITORING SYSTEM.
15. COORDINATE WALL MOUNTING SPACE FOR ALL ELECTRICAL EQUIPMENT WITH ELEVATOR SUPPLIERS/INSTALLER PRIOR TO ROUGH-IN.
16. DISCONNECT SWITCH FOR ELEVATOR MANAGEMENT SYSTEM.
17. PROVIDE DEDICATED PHONE LINE IN 3/4 "C. TO TELEPHONE TERMINAL BOARD. LOCATE AT ELEVATOR CONTROLLER LOCATION.
18. LOCATE AT MID-SHAFT OR AS DIRECTED BY THE ELEVATOR CONTRACTOR FOR CAR POWER AND TELEPHONE.
19. CALL BOX. PROVIDED DEDICATED PHONE LINE IN 3/4 "C. TO TELEPHONE TERMINAL BOARD FOR TWO WAY EMERGENCY COMMUNICATION. COODINATE FINAL LOCATION WITH ARCHITECT.
20. MOUNT WEATHERPROOF TOGGLES SWITCH FOR SHAFT LIGHTING WUTH REACH OF ELEVATOR HATCH WHEN CABIN IS AT TOP OF THE SHAFT.
21. ALL ELECTRICAL DEVICES LOCATED LESS THEN 48" ABOVE PIT FLOOR SHALL BE NEMA 4. CONDUIT FITTING SHALL BE COMPRESSION TYPE.
22. PROVIDE (2) 3"C. AND (1) 1"C. FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT PER MANUFACTURER REQUIRMENTS.

1 E5.01 ELEVATOR PIT AND CONTROL ROOM EQUIPMENT DETAIL

SCALE: NTS



NOTES:

1. ALL SERVICE GROUNDING AND BONDING SHALL COMPLY WITH ARTICLE 250 OF THE 2018 OF CHICAGO ELECTRICAL CODE.
2. WHEN A VAPOR OR INSULATING BARRIER IS PRESENT AROUND THE FOOTING, ROUTE AT LEAST 20 FEET OF BARE #2AWG COPPER WIRE IN DIRECT CONTACT WITH THE EARTH BURIED AT LEAST 30 INCHES BELOW GRADE INSTEAD OF THE CONCRETE-ENCASED ELECTRODE. GROUND RING SHELL CONNECT DIRECTLY TO GROUNDING BAR ON SERVICE DISCONNECTING MEANS. AT LEAST ONE SUPPLEMENTAL GROUNDING ELECTRODE IN THE FORM OF 3/4" X 10'-0" COPPER CLAD GROUND ROD DRIVEN INTO THE EARTH SHALL ALSO BE USED. GROUNDING RODS SHALL BE DRIVEN AT LEAST 10 FEET AWAY FROM EACH OTHER. SECURE GROUND RING TO GROUND RODS. UPGRADE GROUND ROD CONDUCTORS TO #2AWG.
3. IF A LIGHTING PROTECTION SYSTEM IS INSTALLED, GROUND TO A DEDICATED 3/4" X 10'-0" COPPER CLAD GROUND ROD.

2 E5.01 ELECTRICAL SERVICE GROUND AND BONDING DETAIL

SCALE: NTS

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ELECTRICAL DETAILS

Sheet

E5.01

1/32" = 1'-0" 1/16" = 1'-0" 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 1" = 1'-0" 1-1/2" = 1'-0" 3" = 1'-0" 6" = 1'-0"

PLUMBING FIXTURE SYMBOLS

WC	WATER CLOSET (WALL MOUNTED)
WC	WATER CLOSET (FLOOR MOUNTED)
LAV	LAVATORY (RECTANGULAR)
LAV	LAVATORY (OVAL)
SH	SHOWER TRAY
UR	URINAL
JMB	JANITOR SINK / MOP BASIN
KS	KITCHEN SINK
SINK	UTILITY SINK
EWC	ELECTRIC WATER COOLER
DF	DRINKING FOUNTAIN

EQUIPMENT SYMBOLS

	FLOOR DRAIN
	AREA DRAIN
	FUNNEL FLOOR DRAIN
	TRENCH DRAIN
	ROOF DRAIN / BALCONY DRAIN
	DRAIN GRATE
	INLINE PUMP
	BASE MOUNTED PUMP
	HOSE BIB
	DECK HYDRANT
	WALL HYDRANT
	AQUASTAT
T	THERMOSTAT
M	CITY WATER METER
M	WATER METER
	BACK FLOW PREVENTER VALVE ASSEMBLY
RO	ROD-OUT BASIN
SB	SETTLING BASIN
	AIR CHAMBER
	FLOW METER
BA	BALANCING VALVE ASSEMBLY
	INLINE FLOW DIVERTER
	TANK

RISER SYMBOLS

	SUPPLY
	WYE 90
	WYE 45
	DOUBLE WYE 90
	DOUBLE WYE 45
	TEE FITTING
	45 ELBOW
	90 ELBOW
	SINK / LAVATORY
	P-TRAP
	FLOOR DRAIN
	MOP BASIN
	DRAIN
	VENT THROUGH ROOF (VTR)
	PIPE BREAK
	SHOWER
BFP	BACKFLOW PREVENTER
RPZ	REDUCED PRESSURE ZONE
WHA	WATER HAMMER ARRESTOR
DCVA	DETECTOR CHECK VALVE ASSEMBLY

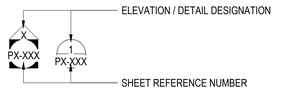
PIPING SYMBOLS

CCW	CITY COLD WATER SUPPLY PIPE
CW	COLD WATER PIPE
NPCW	NON - POTABLE COLD WATER PIPE
HW	HOT WATER PIPE
HWR	HOT WATER RETURN
VP	VENT PIPE
OV	OIL VENT PIPE
SP	SANITARY PIPE
WP	WASTE PIPE
PD	PUMP DISCHARGE
ST	STORM PIPE
GW	GARAGE WASTE PIPE
	DIRECTION OF FLOW
	PIPE TO/FROM ABOVE
	PIPE TO/FROM BELOW
	PIPE ABOVE GROUND
	PIPE BELOW GROUND
	CONCRETE WALL SLEEVE
	INTERIOR WALL SLEEVE
	PIPE CAP
	TEE UP CONNECTION
	TEE DN CONNECTION
	FCO
	SUSPENDED CLEANOUT
	WALL CLEANOUT
	CLEANOUT
	GROUND CLEANOUT
	ELEVATION
	VENT THROUGH ROOF

REFERENCE SYMBOLS

TYPE NUM.	FIRE PROTECTION RISER DESIGNATION
TYPE XXX XX-XX LOC. NUM.	EQUIPMENT IDENTIFICATION
	MATCHLINE
X PX-XXX	DETAIL / ENLARGED PLAN CALLOUT
X PX-XXX	DETAIL / SECTION ELEVATION
X PX-XXXX X	INTERIOR ELEVATION

NOMENCLATURE:



VALVE SYMBOLS

	BACKWATER VALVE
	BALANCING COCK
	BALL VALVE
	BUTTERFLY VALVE
	BUTTERFLY VALVE WITH TAMPER SWITCH
	CHECK VALVE
	CHECK VALVE W / AUTOMATIC BALL DRIP
	DRAIN VALVE
	DRY PIPE VALVE
	EXPANSION LOOP
	FLOAT OPERATED VALVE
	GAS COCK
	GATE VALVE
	GLOBE VALVE
	INSULATING COUPLING
	PRESSURE GAUGE WITH GAUGE COCK
	PRESSURE REDUCING VALVE STATION
	PRESSURE RELIEF VALVE
	PRESSURE TEMPERATURE RELIEF VALVE
	O.S.&Y. GATE VALVE
	SILENT CHECK VALVE
	SOLENOID VALVE
	SOLENOID VALVE WITH TAMPER SWITCH
	STOP AND DRAIN VALVE
	STRAINER
	STRAINER WITH VALVE
	SUPERVISED CONTROL VALVE
	UNION
	DIAPHRAGM VALVE

ABBREVIATIONS AND DEFINITIONS

AB	ABLUTION HOSE
AFF	ABOVE FINISH FLOOR
AP	ACCESS PANEL
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BWV	BACK WATER VALVE
BA	BALANCING ASSEMBLY
BC	BALANCING ASSEMBLY COCK OR VALVE
BD	BALCONY DRAIN
BV	BALL VALVE
B/G	BELOW GRADE
B/S	BELOW SLAB
BD	BIDET
BP	BOOSTER PUMP
BOB	BOTTOM OF BEAM
BOP	BOTTOM OF PIPE
BY	BUTTERFLY VALVE
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CL	CENTER LINE LEVEL
CV	CHECK VALVE
CP	CIRCULATION PUMP
CCW	CITY COLD WATER
CO	CLEAN OUT
CW	COLD WATER
CA	COMPRESSED AIR
CONN	CONNECTION
CONT	CONTINUATION
CT	COOLING TOWER
CU	COPPER
CM	CROSS MAIN
CUFT	CUBIC FEET
∅	DIAMETER
DIA	DIAMETER
DW	DISHWASHER
DP	DOMESTIC PUMP
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
DCW	DRINKING COLD WATER
DHW	DRINKING HOT WATER
DI	DUCTILE IRON
EWH	ELECTRIC WATER HEATER
EL	ELEVATION
EXP	EXPRESS
FT	FEET
FLR	FLOOR
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FS	FLOW SWITCH
FM	FORCE MAIN
FFD	FUNNEL FLOOR DRAIN
GAL	GALLON
GPM	GALLON PER MINUTE
GW	GARAGE WASTE
GWH	GAS WATER HEATER
GWP	GREY WASTE PIPE
GH	GROUND HYDRANT
H/H	HAND HOLE
HEX	HEAT EXCHANGER
HZ	HERTZ
H/L	HIGH LEVEL
HP	HIGH POINT
HG	HIGH PRESSURE GAS
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RETURN
HD	HUB DRAIN
in	INCHES
IW	INDIRECT WASTE
IRR	IRRIGATION
IP	IRRIGATION PUMP

ABBREVIATIONS AND DEFINITIONS - CONT'D

IC	INSULATING COUPLING
IE	INVERT ELEVATION
KW	KITCHEN WASTE
LAV	LAVATORY
LT	LAUNDRY TRAY
LTW	LAUNDRY TRAY WASTE
LPG	LIQUEFIED PETROLEUM GAS
LOC	LOCATION
L/L	LOW LEVEL
LP	LOW POINT
LG	LOW PRESSURE GAS
MH	MANHOLE
MG	MEDIUM PRESSURE GAS
MB	MOP BASIN
NG	NATURAL GAS
NIG	NITROGEN GAS
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NUM	NUMBER
OV	OIL VENT
OHD	OPEN HUB DRAIN
OSD	OPEN SITE DRAIN
OS&Y	OUTSIDE SCREW & YOLK VALVE
ORD	OVERFLOW ROOF DRAIN
OST	OVERFLOW STORM PIPE
PH	PHASE
PLD	PLANTER DRAIN
POC	POINT OF CONNECTION
PCW	POTABLE COLD WATER
PHW	POTABLE HOT WATER
PHWR	POTABLE HOT WATER RETURN
PSI	POUNDS PER SQUARE INCH
PG	PRESSURE GAUGE
PRV	PRESSURE REDUCING VALVE
PD	PUMP DISCHARGE
RPZ	REDUCED PRESSURE ZONE
RV	RELIEF VENT
RPM	REVOLUTIONS PER MINUTE
RO	REVERSE OSMOSIS
ROR	REVERSE OSMOSIS RETURN
RD	ROD OUT
RM	ROOM
SP	SANITARY PIPE
SST	SECONDARY STORM PIPE
SS	SERVICE SINK
SB	SETTLING BASIN
SEP	SEWAGE EJECTOR PUMP
SL	SLEEVE
SVP	SOIL AND VENT PIPE
SQFT	SQUARE FEET
ST	STORM WATER PIPE
SSD	SUBSOIL DRAINAGE
TW	TEMPERED WATER
T&PRV	TEMP & PRESSURE RELIEF VALVE
TM	THERMOMETER
TMV	THERMOSTATIC MIXING VALVE
TD	TRENCH DRAIN
TYP	TYPICAL
UN	UNDERGROUND
VB	VACUUM BREAKER
VA	VALVE
VFD	VARIABLE FREQUENCY DRIVE
VP	VENT PIPE
VTR	VENT THROUGH ROOF
V	VOLTS
WCO	WALL CLEAN OUT
WH	WALL HYDRANT
WP	WASTE PIPE
WF	WATER FEATURE
WFS	WATER FLOW SWITCH
WHA	WATER HAMMER ARRESTOR
W	WATT

GENERAL NOTES

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE, THE LATEST EDITION OF THE CHICAGO BUILDING CODE, THE LATEST EDITION OF THE CITY OF CHICAGO PLUMBING CODE (NFPA NO. 13) AND ALL RELATIVE AMENDMENTS.
2. CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR THIS WORK.
3. CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE FULL EXTENT OF THE WORK AND THE EXACT LOCATION, ELEVATION, ETC, OF PIPING. COORDINATE ALL WORK WITH THE RESPECTIVE TRADES.
4. CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING, DRILLING AND PATCHING. NO STRUCTURAL WORK TO BE CUT WITHOUT PREVIOUS APPROVAL OF THE ARCHITECT. PATCH ALL DISTURBED WALLS, CEILINGS AND FLOORS TO MATCH ADJACENT SURFACES AS NECESSARY.
5. DRAWINGS ARE GENERALLY DIAGRAMMATIC. ROUTING OF PIPING, DUCTWORK, CONDUITS, RACEWAYS, ETC. AS SHOWN ON THE DRAWINGS DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK. PLUMBING.
6. CONTRACTOR SHALL MAKE ANY REQUIRED CHANGES FROM THE GENERAL ROUTING SHOWN ON THESE DRAWINGS, SUCH AS OFFSETS, BENDS, OR CHANGES IN ELEVATION DUE TO COORDINATION WITH THE WORK OF OTHER TRADES AND BUILDING.
7. COORDINATE & VERIFY WITH GENERAL CONTRACTOR AND RELATED DISCIPLINES, PRIOR TO START OF ANY WORK, ALL WORK TO BE PERFORMED INSIDE OF THE 5'-0" BUILDING PERIMETER LIMITS OF CONSTRUCTION AND COORDINATED WITH OTHER TRADES TO MATCH WORK OUTSIDE.
8. ALL PIPING PASSING THRU FLOORS, WALLS, CEILINGS OR ROOF SHALL HAVE A DUCTILE IRON PIPE SLEEVE INSTALLED AROUND THE PIPE AND/OR INSULATION.
9. SLEEVES THROUGH FOUNDATION WALLS SHALL BE AT LEAST 2 PIPE SIZES LARGER THAN THE SERVICE PIPE. PROVIDE AN ESCUTCHEON PLATE AROUND PENETRATIONS EXPOSED TO VIEW. ESCUTCHEON PLATES SHALL BE LARGE ENOUGH TO COVER THE ENTIRE HOLE. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN THE WALL/FLOOR/ROOF FIRE & INSULATION RATINGS.
10. ALL FLOOR MOUNTED EQUIPMENT NOT PROVIDED ON A SKID IS TO BE INSTALLED ON 4" THICK CONCRETE HOUSEKEEPING PAD.
11. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR FINISHED CEILING HEIGHTS AND LOCATION OF WALL, ROOF AND FLOOR OPENINGS.
12. PROVIDE HANGERS AND SUPPLEMENTAL SUPPORT STEEL FOR ALL EQUIPMENT AND PIPING. ALL WATER SUPPLY PIPING SHALL BE SUSPENDED WITH CLEVIS AND / OR TRAPEZE PIPE HANGERS WITH PIPE COVERING PROTECTION SADDLES OR SHEET METAL INSULATION SHIELDS.
13. THE HOT WATER SUPPLY FOR EACH LAVATORY AND SINK IS TO BE INSULATED. THE P-TRAP AND WASTE DRAIN PIPE FOR EACH ADA ACCESSIBLE LAVATORY AND SINK IS TO BE INSULATED.
14. CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID OR DOING ANY WORK. CONTRACTOR SHALL NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS.
15. PROVIDE ACCESS TO ALL VALVES AND SYSTEM COMPONENTS REQUIRING ACCESS. ALL PIPING ACCESSORIES AND EQUIPMENT IN MECHANICAL ROOMS SUCH AS ISOLATION VALVES, RECIRCULATION PUMPS, ETC. SHALL BE INSTALLED AT A REASONABLE HEIGHT IN ORDER TO FACILITATE MAINTENANCE.
16. EXCEPT FOR PIPING ASSOCIATED WITH THE SUMP PUMPS, PLUMBING PIPING SHALL NOT BE ROUTED THROUGH OR OVER ANY ELEVATOR SHAFTS, ELEVATOR EQUIPMENT AREAS, ELECTRICAL ROOMS / EQUIPMENT AREAS OR COMMUNICATIONS AREAS.
17. PLUMBING CONTRACTOR TO GIVE ALL LOCATIONS AND DIMENSIONS OF ALL REQUIRED ACCESS PANELS TO THE GENERAL CONTRACTOR. GENERAL CONTRACTOR WILL SUBMIT TO THE ARCHITECT / ENGINEER FOR APPROVAL ALL FINISH REQUIREMENTS PRIOR TO INSTALLATION.
18. TRENCHING, EXCAVATION AND BACKFILL OPERATIONS SHALL BE IN ACCORDANCE WITH ARTICLE 3, SECTION 306 OF THE CHICAGO BUILDING CODE.
19. WATER PRESSURE AND SUPPLY INFORMATION: FIELD VERIFY ALL PRESSURES AND CAPACITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR FLOW TEST INFORMATION.
20. ALL PIPING, VALVES AND DEVICES SHALL BE INSTALLED SO AS NOT TO OBSTRUCT ANY PORTION OF A WINDOW, DOORWAY, STAIRWAY OR PASSAGEWAY OR ANY PIECE OF MECHANICAL OR ELECTRICAL EQUIPMENT.
21. FACTORY MUTUAL RESEARCH CORPORATION APPROVED EQUIPMENT SHALL BE PROVIDED WHERE APPLICABLE AND DETAILS OF THE INSTALLATIONS SHALL CONFORM TO FACTORY MUTUAL'S RECOMMENDED PRACTICES.
22. DO NOT INSTALL PIPING OR SPRINKLER HEADS IN HIGH VOLTAGE (OVER 480 V) ELECTRICAL CLOSETS, TRANSFORMER ROOMS, OR ELEVATOR EQUIPMENT ROOMS. THESE AREAS SHALL HAVE HEAT DETECTORS FURNISHED AND INSTALLED BY ELECTRIC CONTRACTOR.
23. ALL FLOOR CONTROL VALVE ASSEMBLIES ARE TO BE LOCATED WITHIN THE STAIR ENCLOSURE. CONTROL VALVES ARE TO BE SUPERVISED AND LOCKED IN THE OPEN POSITION.
24. PIPES, DUCTS, CONDUITS AND ELECTRICAL CABLE TRAYS WHICH PASS THROUGH FIRE-RESISTIVE BARRIERS, INCLUDING FLOOR SLABS AND WALLS, SHALL BE FIRE SEALED TO MAINTAIN THE INTEGRITY OF THE FIRE RESISTIVE BARRIER. ALL EXPOSED PIPES PASSING THROUGH A WALL, CEILING OR FLOOR SHALL HAVE CHROME ESCUTCHEON PLATES.
25. PROVIDE THERMOSTATIC MIXING VALVES AT EACH LAVATORY. LEAVING TEMPERATURE TO BE SET AT 105 DEGREES FARENHEIT.

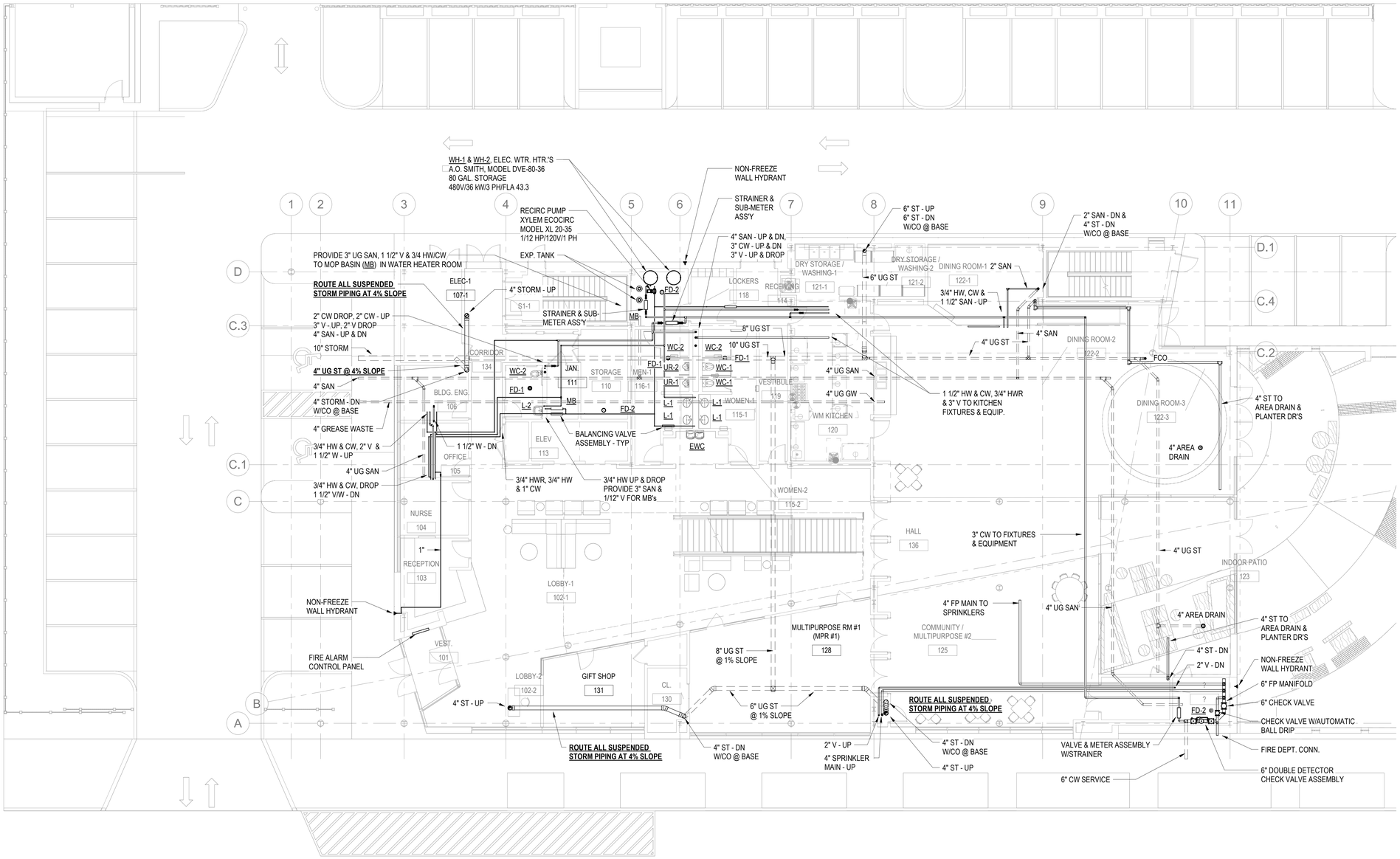
PIPE & INSULATION APPLICATIONS FOR VARIOUS PLUMBING SERVICES

THIS MATRIX IS PROVIDED AS A GENERAL GUIDE TO THE MATERIALS TO BE USED. REFER TO THE CURRENT PLUMBING CODE FOR THE MATERIAL STANDARDS THAT MUST BE MET.
ANY APPLICATION DISCREPANCIES BETWEEN THIS MATRIX, SPECIFICATIONS OR CODE REQUIREMENTS SHALL BE RESOLVED BY THE ARCHITECT AND ENGINEER OF RECORD.

X = REQUIRED
O = OPTION IF PERMITTED BY LOCAL AUTHORITY

| PLUMBING SERVICE DESIGNATION | TYPE OF PIPE | | | | | | | | | | | | | | | | | | | | | | TYPE OF FITTINGS | | | | | | | | | | | | | | | | | | | | | | TYPE OF JOINTS | | | | | | | | | | | | | | | | | | | | | | INSULATION | REMARKS |
|---|---|---

1/32" = 1'-0" | 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0" | 6" = 1'-0"



1 LEVEL 1 - PLUMBING
SCALE: 1/8" = 1'-0"

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615

PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

DESIGN ARCHITECT:

RADA ARCHITECTS

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Issuance

MARK	DESCRIPTION	DATE
1	50% SD	6/20/2025
2	100% SD	8/15/2025

PBC Project Name: DFSS BRONZEVILLE REGIONAL SENIOR CENTER

PBC Contract No: 10030

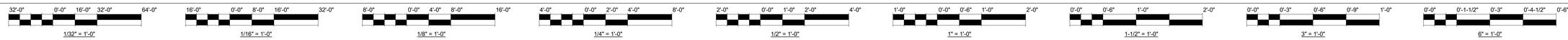
Project No: H-93

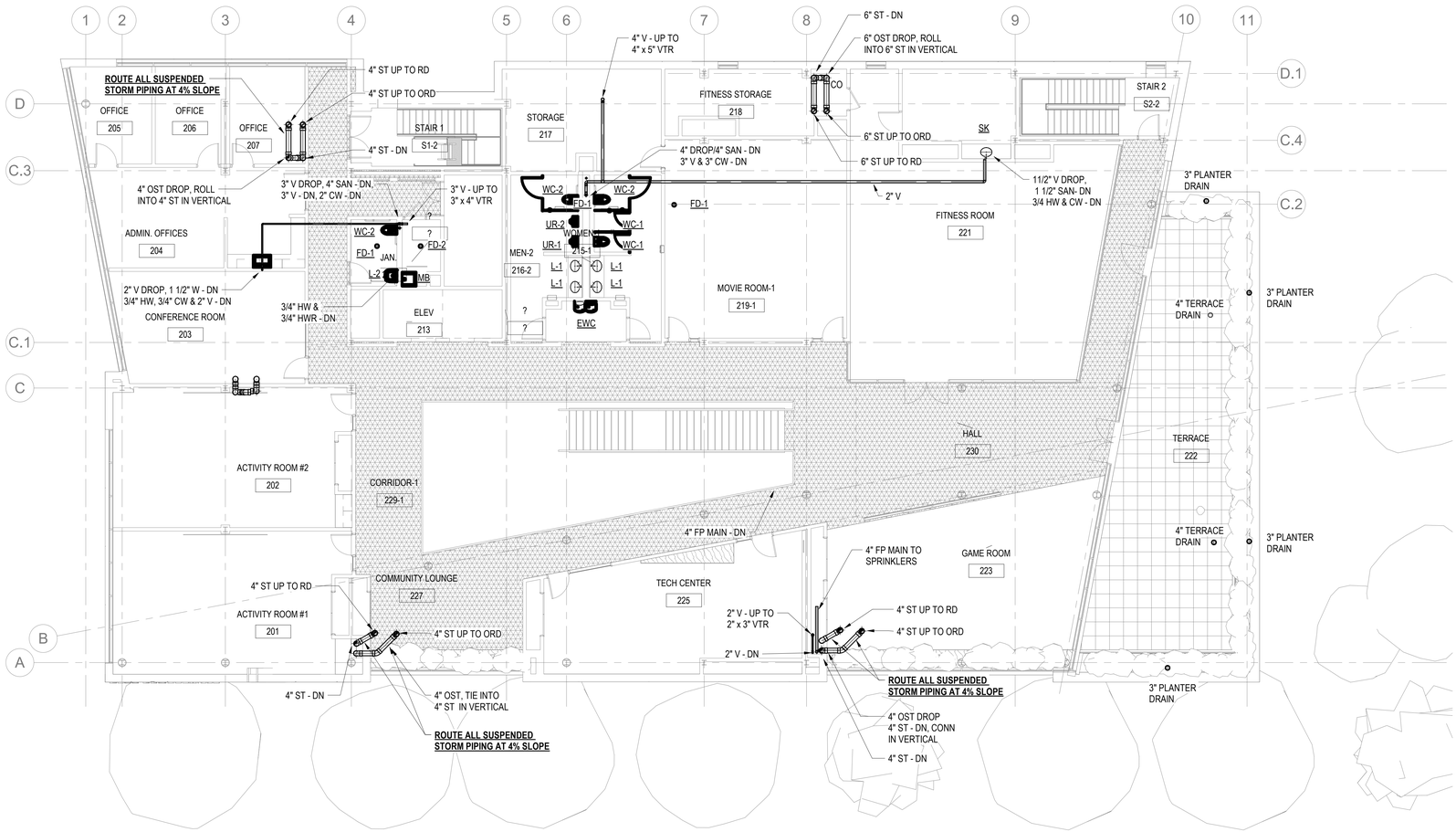
Title

FIRST FLOOR PLUMBING PLAN

Sheet

P1.01





1 LEVEL 2 - PLUMBING
SCALE: 1/8" = 1'-0"

PUBLIC BUILDING COMMISSION of Chicago

DFSS Department of Family and Support Services

DFSS BRONZEVILLE REGIONAL SENIOR CENTER

4711 - 4755 S. CALUMET AVE.
CHICAGO IL, 60615

PUBLIC BUILDING COMMISSION
CITY OF CHICAGO, MAYOR BRANDON JOHNSON

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Issuance

MARK	DESCRIPTION	DATE
1	50% SD	6/20/2025
2	100% SD	8/15/2025

PBC Project Name: DFSS BRONZEVILLE REGIONAL SENIOR CENTER

PBC Contract No: 10030

Project No: H-93

Title

SECOND FLOOR PLUMBING PLAN

Sheet

P1.02

DFSS Department of Family and Support Services

PUBLIC BUILDING COMMISSION of Chicago

RADA ARCHITECTS Better Lives, By Design

DFSS Bronzeville Regional Senior Center

Public Building Commission of Chicago
PBC Project No. 10030

100% Schematic Design Report

August 15, 2025

A PLACE TO CONNECT, ENGAGE AND THRIVE



RADA ARCHITECTS LTD ILLINOIS CENTER
233 N MICHIGAN AVE STE 1900 CHICAGO, IL 60601
312 856 1970 RADA-ARCH.COM WBE DBE

Architecture
Planning
Interiors

PROJECT TEAM

Design Architect

RADA Architects Ltd https://www.rada-arch.com/

Civil MEP/FP Structural Engineer

Milhouse Engineering https://milhouseinc.com/

Landscape Architect

TGDA https://tgdastudio.com/

Food Services Consultant

S20 Consultants http://s2oconsultants.net/

A PLACE TO CONNECT, ENGAGE AND THRIVE



CONTENT

1 Executive Summary

2 Program of Spaces

3 Schematic Design Visuals

4 Design Narratives
- Zoning & Building Code Review
- Architectural + Program Requirements
- Landscape
- Food Service
- Civil
- Structural
- Heating & Ventilation
- Plumbing / Fire Protection
- Electrical

5 LEED & Chicago SDP Goals
- LEED Checklist & Narrative
- Chicago SDP Matrix
- LEED Charrette Meeting Minutes
- SD Energy Model

6 Project Manual

7 Project Schedule

8 DFSS/PBC/AOR User Meeting Minutes

9 Design Team Directory

100% SD Drawing (bound separately)

A PLACE TO CONNECT, ENGAGE AND THRIVE



1 EXECUTIVE SUMMARY

PROJECT SITE - **ANCHORED IN BRONZEVILLE CULTURAL HERITAGE**

The Design Team, in collaboration with the PBC and DFSS, has completed the Schematic Design Submission for the new Regional Senior Center, located in Bronzeville—Chicago's vibrant and culturally rich Near South Side neighborhood.

The Department of Family & Support Services currently operates six regional and fifteen satellite senior centers throughout Chicago, offering essential civic services to residents aged 60 and older. This project aims to expand that network with a new regional facility serving Bronzeville and surrounding communities.

The project site, at 4711–4755 S. Calumet Avenue, is a vacant lot situated between 47th and 48th Streets, conveniently near the 47th Street CTA Green Line station. It lies just one block west of S. Martin Luther King Drive—a historic north–south boulevard that bisects Bronzeville and forms part of Chicago's landmark boulevard system, listed on the National Register of Historic Places.

The new facility will feature off-street parking and an approximately 25,000-square-foot, two-story building with a dynamic program of spaces, including dining areas and multiple rooms for activities, recreation, and community engagement.



Bronzeville 1910 looking north on grand boulevard from 43th



The Regal Theater opened 1928, closed 19688, demolished in 1973.

- The name *Bronzeville* was coined by a theater editor at the Black newspaper *The Chicago Bee*.
- During the Great Migration, Bronzeville became densely populated, giving rise to a vibrant cultural scene that rivaled Harlem's. From the 1920s to the 1950s, it was the heart of "The Black Metropolis," known for its lively nightlife, music, dining, shopping, and influential intellectual community.
- By the mid-20th century, persistent segregation and urban renewal projects by the Chicago Housing Authority began to erode the neighborhood's physical and social fabric. As restrictive housing covenants were lifted, more affluent Black families moved away, accelerating the decline of what had once been a thriving, mixed-income community.

1 EXECUTIVE SUMMARY

THE BRONZEVILLE SENIOR CENTER – **A PLACE TO CONNECT, ENGAGE AND THRIVE**

In the spirit of collaboration and shared excitement, the Design Team conducted a series of interviews and visits to existing DFSS senior centers to help shape the program requirements. These engagements highlighted the importance of creating a building that reflects the vibrant energy experienced in those facilities.

The design responds by providing flexible, interchangeable, and multi-use spaces that accommodate a wide variety of activities—bringing people together in meaningful and dynamic ways.

At the heart of the concept is a "bright, light-filled center," envisioned as a place where seniors can connect, engage, and thrive. The program is organized around a dynamic two-story space that visually and physically links the building's major areas. A skylight above floods the space with daylight, while balconies on the second floor overlook the activity below. A monumental stair connects the floors, encouraging movement and inviting visitors to explore more experiences.

Dining and multipurpose community rooms are positioned in close proximity. Movable partitions allow them to operate independently for smaller gatherings or combine for larger events.

A defining feature of the design is the integration of secure, dedicated outdoor spaces—both a ground-level courtyard and a spacious second-floor terrace—providing opportunities for recreation, relaxation, and fresh air.

The building massing respects the scale of the surrounding residential neighborhood while projecting the stature of a true "people's place." Articulated surfaces, overhangs, and changes in materials break down the scale to a human level, reinforcing a sense of belonging.

Aligned with the DFSS and PBC mission to design sustainably and responsibly, the project is targeting LEED Silver Certification and fully complies with the Chicago Sustainable Development Policy.



- The site is located next to one of Chicago's historical Boulevards; MLK drive and Washington park to the south.
- The boulevard system is recognized as a landmark system and listed on the National Register of Historic Places

2 PROGRAM OF SPACES

10030 DFSS Regional Senior Center — 15-Aug-25 — PROGRAM OF SPACES

	Room / Space	staff/occ	net sf/unit	total nsf	Activity & arrangements
1	**FRONT & ENTRY AREAS**				
1.1.	Entry Vestibule	1	120	120	
1.2.	Reception area	1	400	250	
12.a	Coat Closet				Front and Entry areas to be designed as open flexible use for access to reception, to surrounding community rooms and dining room and for community lounge activity; access to activity rooms and circulation; exhibitions space for rotating work; large gathering space for events
1.3.	Lobby	80	15	1,200	
1.3.a	Community Lounge			890	
1.4.	Office	1	120	120	
1.5.	Nurse	1	120	120	
1.6.	Shopw closet	1	200	200	
1.7.	Women's Restroom				
1.8	Men's Restroom				
1.9	All Gender/Family Restroom				
1.10.	Corridor				
	SUBTOTAL netsf			2,900	
2	**COMMUNITY SHARED AREAS**				
	Room / Space	staff/oc	net sf/unit	total nsf	Activity & arrangements
2.1.	Dining/Performance Room	150	15	2250	
2.2.	Community/Multipurpose 1			800	Community Shared areas to be designed with possibility to connect and/ or open and combine into larger areas. Performance furniture arrangement retains the dining tables; all furniture is movable.
2.3.	Community/Multipurpose 2			1000	
2.3.1	Storage furniture				
2.4.	Indoor Patio	30		750	
2.5.	Community Lounge at lobby				
2.6.	Hall (connecting hallway)				
	SUBTOTAL net sf			4,800	
3	**COMMUNITY SHARED AREAS SUPPORT**				
	Room / Space	staff/oc	net sf/unit	total nsf	Activity & arrangements
3.1.	Warming Kitchen + Storage	3	800	800	
3.1.1.	Vestibule				
3.2.	Lockers				Back of the house functions need to be in immediate vicinity to main functions - kitchen and storage next to dining; building engineer and support rooms off of main circulation. Access to parking for both is necessary, for deliveries and disposal.
3.3.	Back of the House Storage		200	160	
3.4.	Building Engineer Office	1	120	120	
3.5.	Corridor at back of house				
3.6.	Water Room				
3.7.	Electrical Rm				
3.8.	Mechanical Rm				
3.9.	Janitor's				
	SUBTOTAL net sf			1,080	
	TOTAL Entry, Community Shared + Supp. First R		NSF	8,780	
	Add Corridors + stairs, walls + structure + restrooms, el rm, water rm	1.35	gross factor		
	TOTAL PROGRAM AREA 1,2 + 3		**GSF**	**11,853**	

2 PROGRAM OF SPACES

10030 DFSS Regional Senior Center 15-Aug-25 PROGRAM OF SPACES

	Room / Space	staff/occ	net sf/unit	total nsf	Activity & arrangements
4	**RECREATIONAL ACTIVITY SPACES**				
4.1.	Community Lounge Hall			1,000	Recreational activities to be designed open and visually connected to outdoors and to main access hallways. Lounge furniture and planting, visuals and artwork on the walls to enhance relaxation experience. Ability to combine spaces at the same time with areas of privacy and quiet games as well
4.2.	Movie Room & Chair Storage	49	15	935	
4.3.	Fitness Room			1,300	
4.4.	Fitness Room Storage			300	
4.5.	Massage Room			200	
4.6.	Billiards (3 tables)			800	
4.7.	Women's Restroom				
4.8.	Men's Restroom				
4.5.	All Gender/Family Restroom				
	SUBTOTAL net sf			4,535	
5	**ACTIVITY ROOMS**				
	Room / Space	staff/occ	net sf/unit	total nsf	Activity & arrangements
5.1.	Tech Center			600	Activity Rooms are to be devoted to art groups, language groups, and also for technology assistance to seniors.
5.2.	Activity Room 1			700	
5.3.	Activity Room 2			700	
5.4.	Activity Corridor				
	SUBTOTAL net sf			2,000	
6	**ADMINISTRATION + SUPPORT**				
	Room / Space	staff/occ	net sf/unit	total nsf	Activity & arrangements
6.1.	Admin Offices and Break area	2		800	The Administrative suite is to be located off of main circulation, and grouped together with a flex conference room. The open office space to contain a break area with appliances and water to serve s mini kitchen.
6.2.	Offices	3			
6.3.	Conference Rm	20		400	
6.4.	Storage				
6.4.	MDF Rm				
6.5.	Jan Rm				
	SUBTOTAL net sf			1,200	
	TOTAL Rec. Activity + Activity Rms + Admin. Ste		NSF	7,735	
	Add Corridors + stairs, walls + structure + restrooms	1.65	gross factor		
	TOTAL PROGRAM AREA 4, 5 + 6		**GSF**	12,763	
	TOTAL PROGRAM AREA (GSF)			24,616	

3 SCHEMATIC DESIGN VISUALS

SITE LOCATION AND CONTEXT



4711 – 4755 S. Calumet Avenue, Chicago

3 SCHEMATIC DESIGN VISUALS

SENIOR CENTER AND SITE **AERIAL VIEW LOOKING SOUTHEAST**



4711 – 4755 S. Calumet Avenue, Chicago

3 SCHEMATIC DESIGN VISUALS

SENIOR CENTER AND SITE **AXON VIEWS LOOKING SOUTHEAST**

First Floor

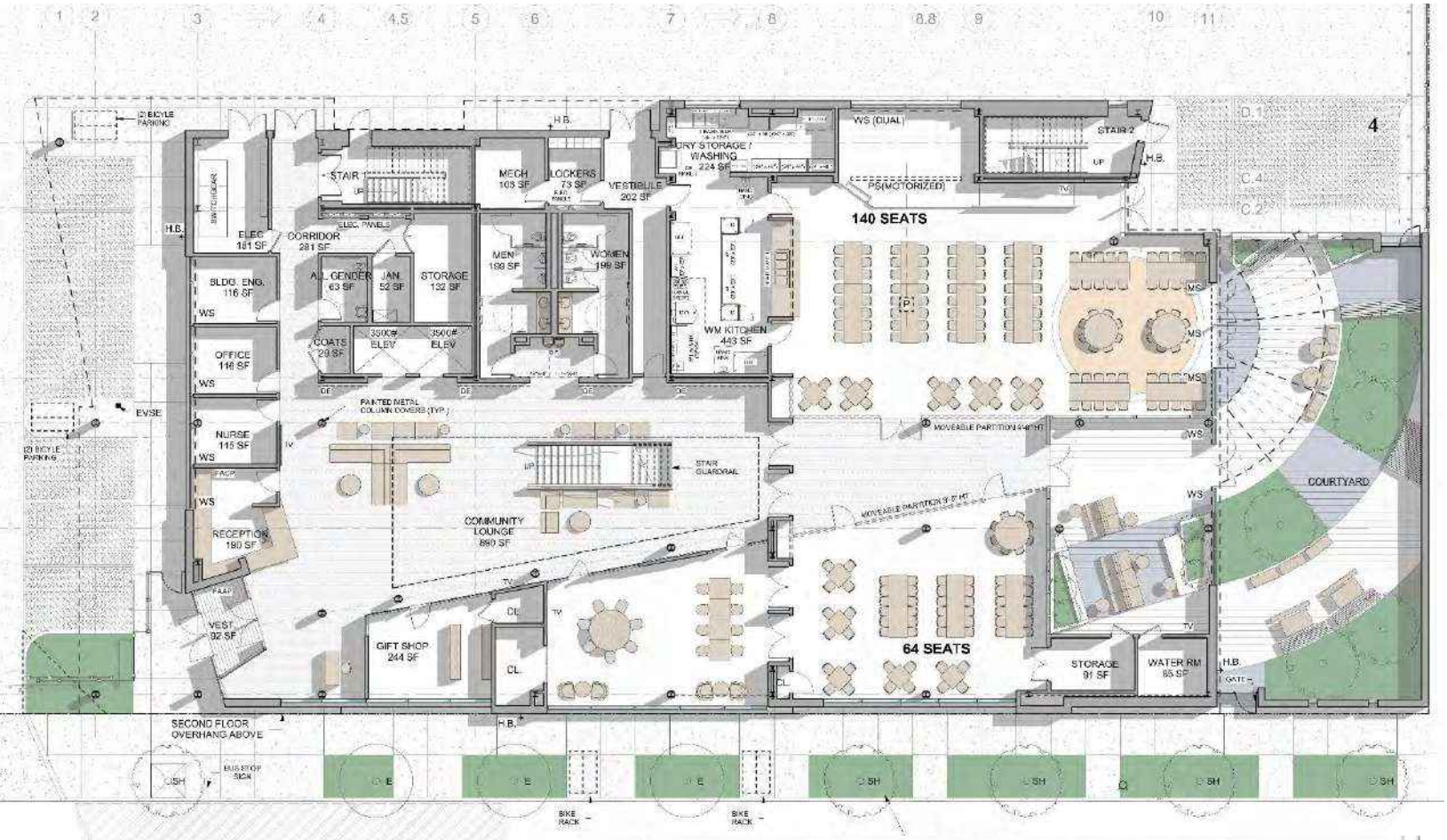


Second Floor

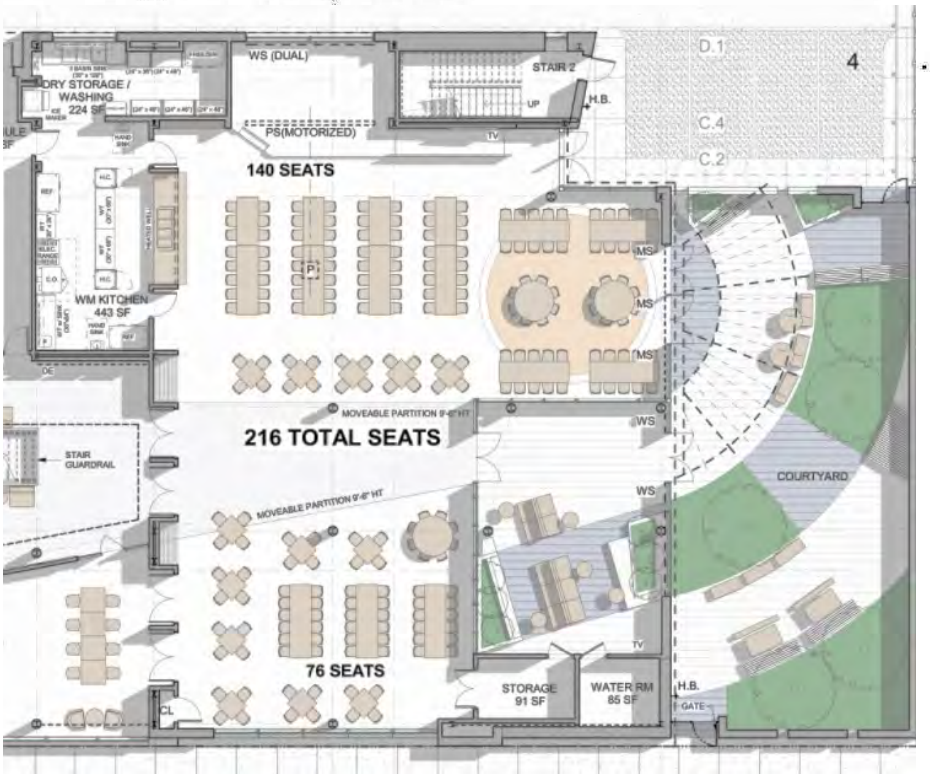


3 SCHEMATIC DESIGN VISUALS

SENIOR CENTER **FLOORPLAN** First Floor



Alternative Dining Arrangement



3 SCHEMATIC DESIGN VISUALS

SENIOR CENTER **FLOORPLAN** Second Floor



3 SCHEMATIC DESIGN VIEWS



View Looking at Main Entrance and Calumet Street Facade

3 SCHEMATIC DESIGN VIEWS



View Looking West



View along Calumet Ave Looking East

3 SCHEMATIC DESIGN VIEWS



Courtyard and Terrace Aerial View Looking Northeast

3 SCHEMATIC DESIGN VIEWS



View at Second Floor Balcony with Skylight

3 SCHEMATIC DESIGN VIEWS



Courtyard View with Pergola Trellis

3 SCHEMATIC DESIGN VIEWS



View at First Floor Lobby with Balcony Above

3 SCHEMATIC DESIGN VIEWS



View from Parking Looking Southwest

4 DESIGN NARRATIVES

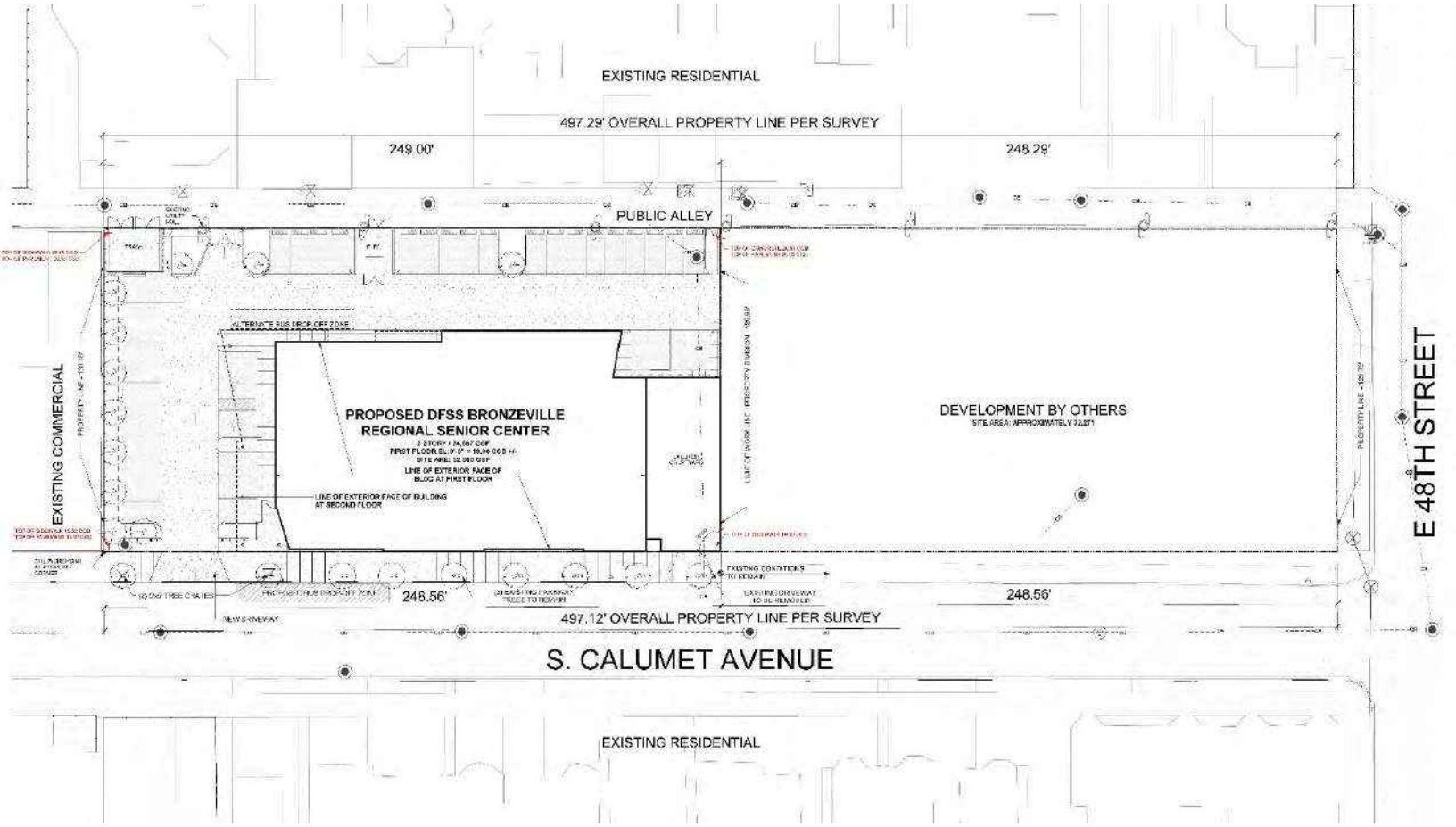
Zoning & Building Code Review
Architectural + Program Requirements
Landscape Architecture
Food Service
Civil Engineering
Structural Engineering
Heating & Ventilation
Plumbing / Fire Protection
Electrical

A PLACE TO CONNECT, ENGAGE AND THRIVE



4 DESIGN NARRATIVES

1 Zoning & Building Code Review



ZONING INFORMATION	UNDERLYING ZONE	PROPOSED PROJECT
ZONING DISTRICT	B3-3 (Community Shopping District)	Special Use
BUSINESS DISTRICTS		
Allowed Uses 12-2-0207 Use Table and Standards	Community Centers allowed by Special Use	Special Use Permit Required
Bulk and Density Standards		
Floor Area Ratio (FAR) (17-3-043-A)	Maximum FAR:3.0	Existing Site Area: 64,614/2=32,307 SQ SF Total Building Area: 24,500 SF FAR Calculation: 24,500 SF / 32,307 SF = 0.76
FAR of Public and Civic Uses (17-13-1003-C)	The Zoning Administrator is authorized to approve an administrative adjustment to allow any permitted Public and Civic use in an B or C district to exceed the applicable FAR by up to 20% over the otherwise applicable maximum.	FAR 3.0+20%=3.6

4 DESIGN NARRATIVES

ZONING & BUILDING CODE SUMMARY

1 Zoning & Building Code Review

Summary / Scope of Work Description:

The project scope of work provides for constructing a new approximately 25,000 gsf, two-story senior community center located at 4711 S. Calumet Avenue, Chicago, Illinois.. The proposed building will include community rooms, a dining room with warming kitchen, a fitness room, various classrooms, and administrative spaces. The building includes a central, first floor commons area that is open to the second floor. The project will also include site improvements, landscaping, and access walkways.

Key elements include:

- The project is to be constructed on the northerly 50% of the present parcel, approximately 130 ft x 497 ft. The design and code related analysis are based on a central vertical opening between floors (non-atrium) with an open communicating stairway serving as an exit from the 2nd floor to the Main 1st floor, utilizing Type IIA Construction.
- Two additional enclosed exit stairs.
- Sprinklered building, with fire rated partition enclosures for shafts and select storage rooms.

Applicable Codes and Standards:

Zoning Code:	Chicago Zoning Ordinance (CZO 2025)
Building Code:	2019 Chicago Building Code (CBC 2019)
Plumbing Code:	2019 Chicago Plumbing Code, 2014 Illinois Plumbing Code
Mechanical Code:	2019 Chicago Mechanical Code
Energy Code:	2022 Chicago Energy Transformation Code
Electrical Code:	2018 Chicago Electrical Code
Fire Prevention Code:	2018 Chicago Fire Code
Conveyance Device Code:	Chicago Conveyance Device Code
Accessibility Requirements:	2018 Illinois Accessibility Code, Chapter 11 of the Chicago Building Code referencing ANSI 117.1-2009 with amendments, 2010 ADA Standards

ZONING SUMMARY

Zoning District:	17-3-0104	B3-3 Community Shopping District
Allowed Uses:	17-3-0207	Public and Civic Use Group I Parks and Recreation allows Community Centers in B3 Zoning District - Special Use Permit required
Lot Area:	Total Site:	64,631 Sq. Ft.
		Senior Center Site: 32,360 Sq. Ft. (approximately 50% of total site length)
Maximum Floor Area Ratio	17-13-1003-C	3.6 = (FAR 3.0 + 20%)
Total Building Area		Approx. 24,587 GSF
Building Height	17-3-0408-A	For District 3 w/Lot Frontage >50': 65 ft
Building Height Increase	17-3-0408-B	Allowed for transit-served locations:
Minimum Yards		
• Front Yard Setback	17-3-0404	Not Required
• Rear Yard Setback	17-3-0405-B2	Not Required except 16 Ft. when abuts R-zone property
• Side Yard Setback	17-3-0406	Not Required
Off Street Loading	17-10-1101	Civic Use Group 0-24,999 GSF Bldg: Not Required 24,000-199,999 GSF Bldg: (1) 10' x 25' loading space
Off Street Parking		1 per 3 employees + additional parking and drop-off spaces as determined by DZ/LUP
Landscaping		Per Chicago Landscape Ordinance

4 DESIGN NARRATIVES

ZONING & BUILDING CODE SUMMARY Zoning & Building Code Review

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4 DESIGN NARRATIVES

Zoning & Building Code Review

LANDSCAPE ORDINANCE (Based on CZO CHAPTER 17-11)

17-11-0101-A Applicability: Construction of a principal building…Applicable to this project.

17-11-0100 PARKWAY TREES

17-11-0103-A 1 parkway tree required per 25 ft of street frontage / min. caliper of 2.5" / tree grates required when planted in sidewalk openings

17-11-0200 VEHICULAR USE AREAS (applicable for vehicular use areas > 1,200 sq. ft.)

17-11-0202-A Screening from abutting Residential and Institutional Uses: screening via a wall, fence, or hedge 5 ft high min. / 7 ft. high max. Walls or fence must be masonry or wood, planted with vines.

17-11-0202-B Screening from Streets: 7 ft. wide landscaped setback. Hedge >2.5 ft. high / <4 ft. high / 1 tree for every 25 ft of street frontage. Front / rear car bumper allowed to overhang 2 ft max.

17-11-0202-C Fencing: Ornamental fence required along street frontage and where abutting front yard of R district. Fence to be mounted behind perimeter landscape. Fence to be 56 ft high unless 6 ft height is authorized by Zoning Administrator.

17-11-0203-A Interior Landscaping: interior landscaping required equal to 5% of vehicular use area for areas 3,000 – 4,500 sq ft / 7.5% for areas 4,501 – 30,000 sq ft

- 1 tree required per 125 sq ft of required interior landscape area
- 165 sq ft min landscape island / min 8 ft / 1 tree req'd

17-11-0205 Sight Triangles; 12 ft triangle required at drive intersections to street and alley / 12" max planting height

17-11-0300 Trash Storage Area Screening: 6 ft high masonry walls planted with vines

4 DESIGN NARRATIVES

Zoning & Building Code Review

BUILDING CODE (Based on CBC 2019)

Type of Project:

☒ New Construction ☐ Renovation of Existing Building ☐ Addition ☐ Tenant Build-out

Historic Building: ☒ No ☐ Yes

Change of Occupancy: ☒ No ☐ Yes

3 OCCUPANCY CLASSIFICATION & USE: (CBC Chapter 3)

303.4 Assembly Group A-3 Community Hall

302.2 Use Designation/ Associated Uses: Classrooms, offices

4 SPECIAL REQUIREMENTS – USE & OCCUPANCY: (CBC Chapter 4)

Not Applicable to this Project

5 GENERAL BUILDING HEIGHTS AND AREAS: (CBC Chapter 5)

Note: Construction Type IIA will be used for the design of the Senior Center building.

504 Height (table504.3)/Stories (table 504.4): Occupancy A-3: Type IIA allows 85 ft / 4 stories

506 Building Area: Occupancy A-3/Multiple Stories: Type IIA allows 48,000 SF

506.3 Frontage Increase: Area can be increased based on public way frontage per 506.3.1 through 506.3.3

508.2.4 Separation of Occupancies: Not required between main and accessory occupancies.

509 Fire-rated separation requirements per table 509:

- Furnace rooms and boiler rooms in bldgs. >200 occupants: 2 hr
- Storage rooms >100 SF: 1 hr
- Telecommunications room >50 SF: 2 hrs
- Electrical rooms w/ transformers: 2 hrs

6 TYPE OF CONSTRUCTION: (CBC Chapter 6)

602.2 Type II: building elements in table 601 are of non-combustible materials except as allowed by Section 603

602.1 Fire Resistance Requirements

- Primary structural frame: Type IIA- 1 hr
- Bearing walls: Type IIA- 1 hr
- Nonbearing walls & partitions- Exterior: per table 602
  - <3 ft separation: 2 hrs
  - >3 ft to 10 ft: 1 hr
  - >10 ft to 30 ft: 1 hr
  - > 30 ft: 0 hrs
- Nonbearing walls & partitions- Interior: Type IIA- 0 hrs
- Floor construction & associated members: Type IIA- 1 hr
- Roof construction & associated members: Type IIA- 1 hr

7 FIRE AND SMOKE PROTECTION FEATURES: (CBC Chapter 7)

712Vertical Openings- General: Each vertical opening comply with enclosure and separation requirements, with the following notable exceptions allowed:

712.1.9(2) Two-story openings: Allowed provided the opening does not connect more than 2 stories and building construction type is Type IA, IB, or IIA and one of the stories is a level of exit discharge. Use IIA Construction. Proposed design will use Type IIA Construction.

713.4 Shaft Enclosures: 1 hr fire rated enclosure required for shafts connecting less than 4 stories.

4 DESIGN NARRATIVES

Zoning & Building Code Review

8 INTERIOR FINISHES: (CBC Chapter 8)

803.13 Interior Wall & Ceiling Finishes by Occupancy: Group A-3 / sprinklered (table803.13)

- Stairways, ramps, exit ways: Class A
- Corridors & exit enclosures: Class B
- Rooms & enclosed spaces: Class C

804.4.2 Floor Finishes: Class II

806.7 Interior Trim: Class C

9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS: (CBC Chapter 9)

903.2.1.3 Sprinklers required for Occupancy Group A-3 buildings.

906.1 Portable fire extinguishers required

10 MEANS OF EGRESS: (CBC Chapter 10)

1004.5 Maximum Floor Area Allowances Per Occupant (table 1004.5)

Accessory Storage & Mechanical Equipment Room	300 SF Gross
Assembly with fixed Seats	# of Seats
Assembly without fixed Seats-	
Concentrated chairs only	7 SF Net
Outdoor Areas >400 SF	20 SF Net
Unconcentrated Tables & Chairs	15 SF Net
Standing Space	5 SF Net
Business	100 SF Net
Educational	
Classroom area	20 SF Net
Conference Rooms	20 SF Net
Exercise Rooms	
With Equipment	50 SF Gross
Open Floor	20 SF Net
Kitchen / Food Preparation Areas	200 SF Gross

1005 Means of Egress Sizing

1005.2 Minimum Width

- Stairways: Capacity in inches calculated by multiplying occupant load served by egress capacity factor of (0.3 non-sprinklered / 0.2 sprinklered) inch per occupant (44-inch general minimum)
- Other Egress Components (corridors): Capacity in inches calculated by multiplying occupant load served by egress capacity factor of (0.2 non-sprinklered / 0.15 sprinklered) inch per occupant (44-inch general minimum)

1005.4 Continuity: Minimum width shall not be reduced along the path of egress

1005.7 Encroachment: Doors in any position shall not reduce the required width by more than one quarter

1005.7.3 Protruding objects must comply with Section 1003.3 – limit to 4” projection when below 80” AFF

1006.2.1 Minimum of 2 exits required except as follows: Spaces with One Exit or Exit Access Doorway: (table 1006.2.1) – Maximum Occupant Load / Maximum Common Path of Egress Travel Distance

- Assembly Use: 49 Max. Occupants / 75 Ft Sprinklered
- Business Use: 49 Max. Occupants / 115 Ft Sprinklered

1006.3 Electrical Rooms: Two exit access doors required in electrical rooms containing equipment rated 3,000 amperes or greater

1006.3.2 Egress Based on Occupant Load: Minimum Number of Exits Per Story

- 1-500: 2 Exits
- 501-1,000: 3 Exits

4 DESIGN NARRATIVES

Zoning & Building Code Review

1007 Exit and Exit Access Configuration

1007.1.1 Two Exits or Exit Access Doorways; Separation distance to be not less than one-third of the length of the maximum overall diagonal dimension of the area served.

1009 Accessible Means of Egress

1009.1 Accessible spaces shall be provided with not less than one accessible means of egress.

1009.3 Stairways: Clear Width:

- 48” between handrails when non-sprinklered
- 48” not required for sprinklered buildings or where stairways are accessed fr4om an area of refuge

1009.3.3(2) Area of Refuge not required in stairways for sprinklered buildings

1009.4 Elevators: To be considered part of an accessible means of egress

- Standby power required
- Elevators shall be accessed from an area of refuge.

1010.1.2.1 Door Swing: Indirection of travel serving occupant load >49

1010.1.9 Door Operation: Readily openable from egress side without key or special knowledge

1010.1.10 Panic and Fire Exit Hardware: Group A Assembly - Panic exit hardware required for all rooms or spaces with an occupant load >49

1011 Stairways

1011.2 Width and Capacity: Not Less than 44”

1011.3 Headroom: 7’-0” min.

1011.5 Treads & Risers: 7” max. / 4” min. risers / 11” tread depth min. / 1 1/4"max. nosing projection / solid risers

1011.6 Stairway landings: Top & bottom of each stair / not less than stair width

1014 Handrails

- Between 34” to 38” above nosing
- 4 1/2" max. projection into stair width / 36” clear width min. between handrails
- Circular profile not less than 1 1/4" diameter
- Handrail extensions: min. 12” beyond top riser / 1 tread width+ 12” at bottom riser

1016 Exit Access

1016.2(2) Egress through intervening space: Allowed where adjoining rooms or areas served are accessory to one another. Path must provide a discernable path of egress travel to an exit.

1016.2(3) An exit access shall not pass through a room that can be locked to prevent egress.

1017.2 Exit Travel Distance

- 250 feet allowed, remote point to exit entrance, with sprinkler system

1019.3(1) Enclosure not required for exit access stairways and ramps

- Communicating only 2 stories
- Within atrium compliant design per 404

1020.1 Table 1020.1 – Corridor fire resistance: 1 hr fire-rating required for corridors serving spaces with an occupant load greater than 300

1020.2 Minimum Corridor Width: 44 inches

1020.4(3) Dead End Corridor: Generally, 20ft. max. / Exception: Not limited in length where the length of the dead-end corridor is less than 2.5 times the least width of the dead-end corridor

4 DESIGN NARRATIVES

Zoning & Building Code Review

11 ACCESSIBILITY: (CBC Chapter 11)

1106.1	Accessible Parking: 2 accessible parking spaces required for 26-50 total spaces

30 ELEVATORS AND CONVEYING SYSTEMS: (CBC Chapter 30)

3002.4	1 elevator car to accommodate an ambulance stretcher 24” x 84” with not less than 5” radius corners
713.4	1-hr fire rated enclosure required

4 DESIGN NARRATIVES

Architectural + Program Requirements

1. APPLICABLE BUILDING CODES AND STANDARDS

The project shall comply with the following applicable codes and standards:

A. Chicago Building Code – 2019
B. Chicago Energy Transformation Code – 2022 (Based on IECC 2021)
C. Chicago Conveyance Device Code
D. Chicago Fire Prevention Code
E. Chapter 11 Accessibility of the Chicago Building Code – ANSI 117.1-2009 w amendments
F. Illinois Accessibility Code – 2018
G. American with Disabilities Act Architectural Guidelines (ADAAG) – 2010

2. SUSTAINABILITY AND LEED CERTIFICATION

The project will be designed to achieve a minimum level of LEED Silver Certification, following the United States Green Building Council (USGBC) LEED v4/4.1 rating system for New Construction. Additionally, the project must meet the Chicago Sustainable Development Policy (2024-SDP) with matrix strategies that include "Bird Protection" and "Exceed the Chicago Energy Transformation code by 10%".

3. EXISTING CONDITIONS:

The project site is located at 4711 – 4755 S. Calumet Avenue, a currently vacant lot between 47th Street and 48th Street in the Bronzeville area of Chicago. The site is near the CTA 47th Street Green Line stop.
The site dimensions are approximately 130' deep x 497' wide with no visible structures. The project is planned to be developed on the Northerly half of the site via a division of the property into two approximately equal areas. The resultant site for the new Senior Center will be approximately 130' deep x 248.5' wide, with and area of 32,516 GSF. The remaining Southerly parcel of appr. 32,425 GSF will be developed by others.

The north end of the site is adjacent to a commercial parcel with a one-story retail building. The east end of the site is defined by a public alley with power poles. The west side of the site fronts S. Calumet Avenue and the south side is adjacent to a vacant parcel, under development By Others.

4. ZONING, CONSTRUCTION TYPE & OCCUPANCY:

The project site is zoned B3-3 "Community Shopping District," which allows "Community Center" use via a Special Use Permit. The project will be constructed following the requirements for Type II-A, non-combustible, protected construction according to CBC 2019. The occupancy types for the building are Assembly Use A-3.

5. CHICAGO ENERGY TRANSFORMATION CODE COMPLIANCE:

The Project is to be designed to better Energy Code Requirements by at least 10%. Compliance will be achieved through the prescriptive method. The following list indicates the required maximum allowable Code value requirement (in black text) and the Basis of Design value (BOD in red text) utilized in developing the Schematic Design:

a. Exterior Wall: Metal Framed U-0.055 utilizing continuous insulation. / BOD U-0.047
b. Floors: Unheated slab-on-grade U-0.52 for 24" below / BOD U-0.06
c. Roof U-Factor: U-0.32ci / BOD U-0.026
d. Fenestration U-Factor: Fixed: U-0.38 / BOD U-0.32 SHGC 0.38 / BOD 0.27, Operable: 0.45 / NA, Entrance Doors: 0.77 / BOD U-0.68, Skylights U-0.60 / BOD U-0.44 SHGC 0.75 / BOD 0.36
e. Glazing to Wall Ratio: Not to exceed 30% of building thermal envelope surface area

6. EXTERIOR WALL ENCLOSURE:

A. Rainscreen Wall System (Basis-of-Design values U-0.047):

6" Cold-formed metal framing with gypsum sheathing, fluid-applied membrane air barrier, 4 1/2" mineral wool insulation, and a support system for 5/16" / 8mm minimum thickness reinforced fiber cement panels with exposed fasteners in various factory finishes. Allow for up to 3 colors of cementitious panels:

- Basis of Design Selections
  - Color #1: Swiss Pearl Facade CARAT – ONYX 7090
  - Color #2: Swiss Pearl Façade CARAT – BLACK OPAL 7021
  - Color #3: Swiss Pearl Facade CARAT – TOPAZ 7070

4 DESIGN NARRATIVES
Architectural + Program Requirements

B. Window Wall System (Basis-of-Design values U-0.32 max./ SHGC 0.27):

1. Storefront Glazing: Natural anodized aluminum, 6” nominal depth x 2" width, Ultra-thermal performance dual thermal break, front glazed application storefront window wall system with high-performance organic finish. Basis of Design: Kawneer Trifab 601UT. Alternatively a curtain wall system is acceptable.

2. U-value enhancing / Bird Safe Glass: 1” insulated clear glazing units with low-e coating and argon gas fill, front glazing plane, mechanically retained with gaskets on four sides.

    a. Basis-of-Design: Vitro Architectural Glass – Sungate ThemL + AviProtek E

        i. Outer Lite: 6mm clear #1 Surface: AviProtek E, 215 2’x2” square laser etched pattern / #2 Surface SOLARBAN 70 Clear

        ii. 1/2" Argon filled space

        iii. Inner Lite: 6mm clear / #4 Surface: Sungate THERML (4) – Winter Argon U-0.19 / SHGC 0.27

B. Exterior Doors

1. Aluminum-Framed Entrances (Basis-of-Design U-0.68): 2 1/4" depth, medium stile aluminum with thermal break entrance doors, for moderate to high traffic applications, with finish and glazing to match window wall. At doors in pairs, provide removable center mullion to allow rim mounted exit devise hardware and integral weatherstripping. Basis of Design: Kawneer 350T Thermal Entrances.

2. Service Doors (Switchgear Rm + East Vestibule) (Basis-of-Design U-0.37): Painted, insulated hollow metal (galvanized) double and single doors, welded frames for non-aluminum framed locations..

C. Skylight System (Basis-of-Design values U-0.44 SHGC 0.36)

1. Hipped end ridge skylight with 4 1/2 to 12 slope. Thermally broken aluminum tubular framing system with integral gutter. 1 1/4" insulated, fully tempered and laminated glazing with ceramic frit pattern to limit light transmittance to approximately 20%. Product Basis of Design: Old Castle Building Envelope BMS-3000 or similar by others.

D. Awnings at 2ND Floor Terrace: Lateral-arm, motorized, retractable awnings with high-performance fabric canopy, metal facia (no fabric valance) and integral light fixtures at arms extending approximately 12 feet from building face. Provide powder-coated aluminum arms, integral high-tension springs and stainless-steel arm cables and hardware. Design and engineer anchorage/brackets for site wind conditions per Chicago code/ASCE 7 using Risk Category II and local exposure. Provide remote control, wall switch/es and wind sensors to integrate to auto-retract with adjustable thresholds. Provide multiple awnings to extend over an approximate 62 foot length. Basis-of-Design product: Sunesta+1Mr Awnings large commercial lateral arm.

7. ROOFING:

A. Deck & Single-Ply Roof (Basis-of-Design U-0.026 max.)

1. The primary slope to roof drains is achieved by sloping the structural framing (1/4” per 1’-0”). Secondary slopes as required to pitch to drain locations, including crickets, saddles, and roof drain sumps are to be achieved using tapered roof insulation.

2. Roofing assembly: 60 mil fully adhered PVC membrane roof, 1/2" polyisocyanurate cover board, two layers of 2.6” polyisocyanurate flat insulation, vapor retarder adhered to concrete filled metal roof deck. Provide tapered polyisocyanurate insulation (1/2” per 1’-0”) over the (2) layers of flat insulation, to insure a resultant slope of 1/4” per 1’-0” minimum sloping to roof drain sumps.

4 DESIGN NARRATIVES
Architectural + Program Requirements

8. INTERIORS:

A. Interior Construction

1. Partitions (14'-0" typical floor-to-deck vertical span).

Typical partition: Metal stud partition (3 5/8", 24" oc.) braced to deck above with (2) layers of 5/8" gypsum board each side, abuse resistant on outer layer. Provide 3" thickness sound attenuation mineral wool insulation in all partitions.

1. Interior glazed partitions

a. Aluminum non-thermal, center-glazed storefront stick system, pre-finished, with ¼" tempered clear glass glazing.

Moveable Wall Systems – Top supported/overhead braced, individual, manual, acoustically rated horizontal stacking/retractable, clear satin anodized aluminum-framed glass wall
panel system at the Dining Room and Multipurpose Rooms. Provide ceramic frit doit screen pattern band from 30"A.F.F. to 66"A.F.F. for visual semi-private screening of partition. .Basis-of-Design product: Luminous-Movable Glass Walls by Kwik-Wall / model: Stella Series – STC 50

B. Interior Doors + Frames
Doors: Flush panel, solid core, transparent finish wood doors 8'-0" high typical (provide 8'-6" high doors at main portal millwork portal to Dining / MPR #2 area).
Typical Door Frames + Borrowed Lites: Satin natural-anodized center-glazed aluminum framing system with 1/4" clear glass tempered glass at sidelites.
Fire-Rated Door Frames: Painted, welded hollow metal.
Door Hardware: Heavy duty commercial grade stainless steel finished hardware. Provide rim type exit device hardware for all exit doors, stair doors, and room spaces with an occupant load greater than 55 people.

C. Fittings
1.Toilet Accessories: Stainless Steel
Toilet tissue and paper towel dispensers
Warm air dryers
Soap dispensers
Sanitary napkin dispenser, disposal
Grab bars
Mirrors above lavatories, one full length per toilet room
Waste dispensers
2. Storage Shelving
Stainless steel, wall mounted shelving at Janitor's Closets
3. Toilet Compartments
Phenolic core HPL, ceiling hung.
4. Fire extinguisher cabinets: Recessed type with stainless steel cabinet finish

D. Interior Finishes
1.Primary Vestibule Entrance/Exit
Floor: Recessed floor mat with floor drain
Walls: Matching cementitious exterior wall cladding / wall covering for others
Ceiling: Painted gypsum board
Lighting: Recessed linear LED fixtures
Other: Wall recessed cabinet unit heater

4 DESIGN NARRATIVES
Architectural + Program Requirements

2. Toilet Rooms
a. Floor / Base: Large format porcelain ceramic tile and base
b. Walls: Large format porcelain ceramic tile
c. Ceiling: 9ft high / 2ft x 2ft tegular acoustic tile
d. Lighting: Recessed Linear LED fixtures

3. Janitor Closets
a. Floor / Base: 12" x 12" VCT resilient tile floor with resilient vinyl wall base.
b. Walls: Ceramic tile wainscot at mop basin
c. Ceiling: 8ft high / 2ft x 2ft tegular acoustic tile
d. Lighting: Recessed Linear LED fixtures
e. Other: Stainless steel utility shelf/mop holder / adjustable plastic laminate shelving

4. Offices, Administrative, Storage Rooms, and support spaces
a. Floor / Base: Carpet tile / 4" heavy duty sculpted straight resilient wall base
b. Walls: Painted gypsum board
c. Ceiling: 9'-6" high minimum / 2ft x 2ft tegular acoustical tile
d. Lighting: Recessed Linear LED fixtures

5. Activity Rms, Tech Center and Conference Rm
a. Floor / Base: Carpet tile / 4" heavy duty sculpted straight resilient wall base
b. Walls: Painted gypsum board
c. Ceiling: 9'-6" high minimum / 2ft x 2ft tegular acoustical tile

d. Lighting: Pendant direct/indirect linear LED fixtures with split switching and dimming controls
e. Other:
Include (1) 4'H x 16'L glass markerboard per room
Include (1) 4'H x 8'L tackboard surface per room
Include ceiling mounted projection screen

6. Movie Rm
Floor / Base: Carpet tile / 4" heavy duty sculpted straight resilient wall base
Walls: Painted gypsum board
Ceiling: 9'-6" high minimum / 2ft x 2ft tegular acoustical tile
Lighting: Pendant direct/indirect linear LED fixtures with split switching and dimming controls
Other:
Include ceiling mounted projection screen

7. Game Rm
Floor / Base: Large format ceramic tile and base.
Basis-of-Design Note: Large format ceramic tile, as used in this narrative, refers to through-body porcelain tile such as American Olean – "Relevance" tile available in 24"x48" / 24"x24" / 12"x24" sizes, as well as mosaic tile suitable for accent areas such as the Dining Room accent area.
Walls: Painted gypsum board / glass
Ceiling: 9'-6" minimum high / 2ft x 2ft tegular acoustical tile
Lighting:
Pendant direct/indirect linear LED fixtures with split switching and dimming controls
Supplemental decorative pendant lights at perimeter lounge furniture groupings

4 DESIGN NARRATIVES
Architectural + Program Requirements

8. Fitness Rm
a. Floor / Base:
    a. General Area: Carpet tile / 4" heavy duty sculpted straight resilient wall base
    b. Free Weights Area: Specialty rubber tile laid over carpet tile (allow for 300 SF area)
b. Walls:
    a. General: Painted gypsum board.
    b. Provide 8'H x 24'L mirror wall with hardwood balance rail
c. Ceiling: 9'-6" minimum high / 2ft x 2ft tegular acoustical tile
d. Lighting:
    a. Pendant direct/indirect linear LED fixtures with split switching and dimming controls

9. Community / Hall / Multipurpose Rms (MPR #1 / MPR #2)
a. Floor / Base: Large format ceramic tile (carpet tile at Community Multipurpose #1)
b. Walls: Wall covering / aluminum framed glass / moveable partitions
c. Ceiling: 9'-6" minimum high / 2ft x 2ft tegular acoustical tile with gypsum board soffits
d. Lighting:
1. Pendant direct/indirect linear LED fixtures with split switching and dimming controls
2. Supplemental decorative pendant lights at perimeter lounge furniture groupings

10. Dining Rm + Raised Platform
a. Floor / Base: Large format ceramic tile with partial multi color/pattern area.
b. Walls: Wall covering / aluminum framed glass / moveable partition
c. Ceiling: 9'-6" minimum high / 2ft x 2ft tegular acoustical tile with gypsum board soffits
d. Lighting:
1. Pendant direct/indirect linear LED fixtures with split switching and dimming controls
2. Supplemental decorative pendant lights
e. Other:
    1. Include ceiling mounted projection screen and recessed motorized ceiling projector

11. Indoor Patio
a. Floor / Base: Two-color decorative concrete topping slab of same concrete mixes used in outdoor Courtyard paving, placed over depressed building concrete slab-on-grade over vapor barrier.
b. Interior Planters: Cast-in-place concrete walls integral with concrete slab-on-grade, waterproofing , a, protection drainage panel and insulation course, planting soil medium + interior plants.
c. Walls: aluminum framed glass / painted gypsum board as occurs.
d. Ceiling: 9'-0" minimum high / painted gypsum board
e. Lighting:
1. Decorative pendant LED lights

12. Lobby, Community Lounges, Circulation Corridors, and Hall
a. Floor / Base: Large format ceramic tile
b. Walls: Painted gypsum board
c. Ceiling: 9'-6" minimum high / 2ft x 2ft tegular acoustical tile
d. Lighting:
Recessed linear LED fixtures
Supplemental decorative pendant lights
e. Central Opening below Skylight: Allow for approximately 26 baffles/approx.. 400lf of 18"" deep acoustical baffle blades with integral lighting, switched and dimmable. (Basis-of-Design product: Focal Point Linear Acoustical Baffles – Seem 1 Acoustical Louver Direct)

4 DESIGN NARRATIVES
Architectural + Program Requirements

13. Warming Kitchen
a. Floor / Base: Quarry Tile with coved tile base.
b. Walls: Ceramic tile and stainless-steel backsplashes at counters and working surfaces.
c. Ceiling: 9'-0" minimum high, cleanable, faced Gypsum board lay in panels.
d. Lighting: Recessed LED fixtures.
e. Other: Provide overhead rolling counter door at servery line to separate kitchen area from dining room.

14. Electrical, Mechanical, Miscellaneous Support Spaces
a. Floor / Base: Sealed concrete
b. Walls: Painted abuse resistant gypsum board
c. Ceiling: exposed structure
d. Lighting: Pendant LED fixtures

F. Stairs + Ladders

1. Enclosed Stairs #1 & #2:
   a. Concrete filled metal pan treads and landings with sealed finish and abrasive nosing inserts at treads.
   b. Painted ornamental metal post and wire mesh guardrails with stainless steel handrails.
2. Open Stair #3:
   a. Stair Structure: Painted steel boxed stringers with painted perforated steel plate closed risers and pan support for precast terrazzo treads and landing.
   b. Stair and atrium guardrail: Structural 1/2" tempered glass railing system with 1 1/2" diameter stainless steel handrail cap rail and stainless-steel base shoe.
3. Roof Access Ladder: 60-degree metal ships ladder from Stair 1 landing to roof hatch. Provide wire mesh partition enclosure with lockable door separating ship ladder roof access area from public access to roof.

G. Column Treatment

1. Interior Free-Standing Columns: But-seamed, circular painted sheet metal column covers approximately 12 to 14-inches in diameter. Paint finish to be charcoal metallic closely matching exterior rainscreen color #2.
2. Interior Concealed columns: Gypsum board enclosures integral with adjacent walls.
3. Exterior Free-Standing Columns: Steel column to be concrete encased with a minimum 2" cover to steel and wrapped with a round painted aluminum column cover closely matching exterior rainscreen color #2.

H. Window Treatment

1. All windows to be furnished with roller shades. Refer to floor plans for specific locations requiring motorized shades.
2. Provide dual shade (1 light screening / 1 black-out) at Dining Rm clerestory window.

I. Elevators: Machine-Roomless / holeless hydraulic elevators- 3500 lbs. capacity / passenger / 125ft/min. / standard side entry / to accommodate 24" x 84" ambulatory stretcher / manufacturer's standard cab finishes. Otis HydroFit or similar.

J. Audio-Visual and IT Systems

1. The building is to be furnished with a fully integrated technology system and Audio-Visual system serving all occupiable rooms.

4 DESIGN NARRATIVES
Architectural + Program Requirements

10030 DFSS Bronzeville Regional Senior Center **PROGRAM REQUIREMENTS**

	Room / Space	Furniture and fixtures	Finishes and Furnishings	Comp. st, Printers, TVs
1	**FRONT & ENTRY AREAS**			
1.1.	**Entry Vestibule**	None	floor: ceramic tile and floormat; walls: wall coverings and paint 50/50	None
1.2.	**Reception + Coat Closet**	Two computer desk top workstations with u.c. filing cabinets; security monitors, standalone printer; three ergonomic chairs, tall filing cabinets and	floor: LVT tile, walls: paint/wallcoverings; solid surface counters	(2) computer desk top stations; standalone printer
1.3.	**Lobby/Hall**	Limited soft seating; security station furniture at entry	floor: ceramic tile and floormat; walls: wall coverings and paint 50/50	Infrastructure for owner provided AV equipment (ex. sound system, tv screen) Infrastructure for a security station near main entrance
1.3.a	**Community Lounge**	Soft seating; small table + café type chairs seating	floor: ceramic tile and floormat; walls: wall coverings and paint 50/50; artwork wall rails throughout	Infrastructure for owner provided AV equipment (ex. sound system, tv screen)
1.4.	**Office**	(1) Work Desk with computer desk top workstations + u.c. filing cabinet; one ergonomic chair, one visitor chair; wardrobe with work desking system	floor: carpet, walls paint	(1) computer desk top station
1.5.	**Nurse**	(1) Monitor with table top; medical supplies cabinets; one ergonomic chair, one visitor chair; wardrobe with work desking system; visitor side table for BP measuring	floor: LVT tile, walls paint	(1) computer/ swing monitor station
1.6.	**Shop**	Retail counter with glass case; retail adjustable shelves with slotted standards	floor: ceramic tile; walls: wall coverings and paint 50/50	cashier register, computer station

4 DESIGN NARRATIVES

Architectural + Program Requirements

0030 DFSS Bronzeville Regional Senior Center **PROGRAM REQUIREMENTS**

	Room / Space	Furniture and fixtures	Finishes and Furnishings	Comp. st, Printers, TVs
2	**COMMUNITY SHARED AREAS**			
2.1.	**Dining/ Performance Rm with Stage**	Stage podium is fixed 12 ft deep, 14 inch high; folding tables, compact stackable chairs.	floor: ceramic tile; walls: wall coverings and paint 50/50;	(1)Projector w/drop down screen, A/V connections for Podium; Sound system, Light system control panel
2.2.	**Community/ Multipurpose 1**	Dining table furniture used for activity, and for dining; folding tables, compact stackable chairs	floor: ceramic tile; walls: wall coverings and paint 50/50;	(1)Projector w/drop down screen, Sound system, Light system control panel
2.3.	**Community/ Multipurpose 2**	Folding tables, compact stackable chairs	floor: stone tile fl; walls: wall coverings and paint	(1)Projector w/drop down screen, Sound system, Light system control panel
2.4.	**Indoor Patio**	Soft seating; lounge chairs and tables	floor: exposed concrete; walls: wall coverings	TV monitor
2.5.	**Community Lounge at lobby**	Soft seating; small table + café type chairs seating	floor: ceramic tile; walls: wall coverings and paint 50/50; artwork wall rails throughout	Infrastructure for owner provided AV equipment (ex. sound system, tv screen)
3	**COMMUNITY SHARED AREAS SUPPORT**			
3.1.	**Warming Kitchen**		per kitchen program	
3.2.	**Food Storage**			
3.3.	**Back of the House Storage**	Metal shelving	sealed concrete floor, walls: paint	none
3.4.	**Building Engineer Office**	(1) Work Desk with computer desk top workstations + u.c. filing cabinet; one ergonomic chair, one visitor chair; wardrobe with work desking system	floor: LVT, walls paint	(1) computer desk top station

4 DESIGN NARRATIVES

Architectural + Program Requirements

10030 DFSS Bronzeville Regional Senior Center **PROGRAM REQUIREMENTS**

	Room / Space	Furniture and fixtures	Finishes and Furnishings	Comp. st, Printers, TVs
4	**RECREATIONAL ACTIVITY SPACES**			
4.1.	**Community Lounge Hall**	Soft seating;	floor: ceramic tile; walls: wall coverings and paint 50/50; artwork wall rails	
4.2.	**Movie Room & Chair Storage**	Soft theatre type seating;	floor: carpet, walls: wallcoverings	(1)Projector w/drop down screen
4.3.	**Fitness Room**	Fitness Equipment per Owner's Consultant	floor: carpet and rubber tile; walls: mirrors, paint	TV monitors per Owner's Fitness Equipmt. Cons.
4.4.	**Fitness Room Storage**	Metal shelving	floor: LVT, walls: paint	none
4.5.	**Massage Room**	Massage table; Cabinet and counters, carts	floor: carpet, walls: paint	
4.6.	**Billiards**	3 pool tables	floor: carpet, walls: wallcoverings/ paint	TV monitor (1)
5	**ACTIVITY ROOMS**			
5.1.	**Tech Center**	Café height collaboration tables and chairs, soft seating as well as flip top nesting tables and chairs, some traditinal computer stations around tables	floor: carpet, walls: paint, marker boards, art rails	(16) desk top computer stations + (1) instructor computer station; TV client server
5.2.	**Activity Rm 1**	Folding tables chairs; instructor desk; marker boards	floor: carpet, walls: paint, marker boards, art rails	(1) Instructor computer station with l large monitor
5.3.	**Activity Rm 2**	Folding tables chairs; instructor desk; marker boards	floor: carpet, walls: paint, marker boards, art rails	(1) Instructor computer station with l large monitor
6	**ADMINISTRATION + SUPPORT**			
6.1.	**Admin offices and Break area**	Open workstations + u.c. filing cab., ergonomic chairs; wardrobe with workdesking system; casework for break area; sink, micro and refrigerator	floor: carpet, walls: wal coverings/ paint	(2) computer desk top stations; standalone printer
6.2.1.	**Director Office**	(1) Work Desk with comp. desk top + u.c. filing cabinet; ergon. chair, two visitor chairs; wardr. w desking system	floor: carpet, walls paint	(1) computer desk top station
6.2.2.	**Staff Office (2 each)**	(1) Work Desk with comp. desk top + u.c. filing cabinet; ergon. chair, two visitor chairs; wardr. w desking system	floor: carpet, walls paint	(1) computer desk top station
6.3.	**Conference Rm**	Conference room table with 20 guest chairs and side chairs; ability to connect to video conferencing and data	floor: carpet, walls paint	(1) computer server with large monitor display; secondary monitor

4 DESIGN NARRATIVES

Landscape Architecture

Landscape / Site + Courtyard Design Narrative

1. OVERALL LANDSCAPE DESIGN

The DFSS Regional Senior Center project will deliver a landscape that provides the staff, residents, and visitors with direct access to the renewed garden landscape by optimizing green space opportunities. Visible and interactive green spaces provide biodiversity, assist stormwater management, and provide a respite in the urban realm throughout the seasons.

The design approach of this reimaged site interprets the landscape and building as a whole system to integrate the program, functionally and spatially. Exterior destination green spaces are visually connected to the building interior allowing for the gardens to be experienced from inside as well as outside. The outdoor environment engages the Senior Center community by incorporating garden spaces as part of their everyday experience.

The aesthetic native and adaptive plantings provide an innovative landscape representative of the region.

2. GROUND LEVEL SITE SPACES

A. Parking Lot

1. Design to meet Chicago Landscape Ordinance Requirements including: Screening, Buffer, and Internal Planting Includes vegetative screening- hedge and groundcover designed to be maintained at 36” to 48” mature height. Provide native and salt tolerant species, to the greatest extent possible. Shrub species could include compact Viburnums, Lilacs, and others. Groundcover and low site-line areas could be Grow-low sumac, Euonymus, other, interplanted with perennial ornamentals. Internal planting area trees, 2.5” caliper minimum, should be canopy/shade type and provide a diversity of species.
2. 4’ height ornamental metal fence along public ROW along S. Calumet and the north property line, including gates and fence elements at isolated additional locations. Ornamental metal fence to be black painted finished 1/2"x1/2” pickets at 4” on center. Entrance sliding gates to be manual bi-parting type matching fence design.
    a) 6’ height opaque fence along alley
    b) Black metal frame post and rail design with composite wood slats. Planting strips be provided for vine planting per ordinance.
3. Trash Enclosure
    a) Reinforced 10” decorative (split-faced units) with 4” thick cut limestone coping.
    b) Vines planted on three sides of masonry enclosure

Gates: Ornamental metal gate frame with composite wood slats matching alley fence.

4. Parking Lot Area Lighting: Provide (3) pole light fixtures.
5. Bicycle Racks per zoning requirements: 2 racks required for 40 parking spaces.

4 DESIGN NARRATIVES

Landscape Architecture

A. Courtyard

1. Enclosure Walls: Reinforced 10” decorative (split-faced units) with 4” thick cut limestone coping.
2. Enclosed garden landscape with direct connection to indoor common spaces
3. Ornamental native and adaptive plantings
4. Provide plant identification signage
5. Provide wood benches with backs, café tables and chairs and benches
6. Decorative split faced 8’ CMU masonry wall with natural stone cap to enclose courtyard. Provide ornamental fenced openings for cross ventilation.
7. Hardscape paving to be two (2) color decorative concrete slab-on-grade
8. Raised Planters: Cast-in-place concrete structure, waterproofing + geotextile drainage panel/insulation protection lining.
9. Plantings include variety of shade and ornamental trees, shrubs, groundcovers, and ornamental perennials.

B. Calumet Ave Streetscape

1. Reconstruct concrete sidewalk and roadway curb
2. Protect three existing parkway trees
3. Maintain and restore existing turf parkways, provide courtesy walks
4. Provide parkway canopy trees, 2.5” minimum caliper; 25’ o.c to meet landscape ordinance. Provide a diversity of tree species to compliment the existing parkway trees scheduled to remain.
5. Provide bike racks in public ROW (2 racks)
6. Curb cut for parking lot
7. Parking lot buffer and screening – hedge and groundcover designed to be maintained at 36” to 48” mature height. Provide native and salt tolerant species, to the greatest extent possible. Shrub species could include Viburnums, Lilacs, and others.

3. SECOND FLOOR SPACES

A. Second Floor Terrace

1. Exterior Terrace: 24” x 24” precast concrete pavers with 1/4" maximum open joints, set on adjustable paver stands, over PVC roofing membrane with protection course beneath pedestal supports. Roofing assembly to be the same as main roof for U-value, with insulation type adjusted for paver/terrace use loads. Provide exterior furniture, and planting for outdoor gathering
2. Perimeter Planters / Safety Barrier Rails: Cast-in-place concrete structure, waterproofing, geotextile drainage mat liner all surfaces, 1 1/2" polyisocyanurate board insulation protection liner, intensive green roof planting.
3. Intensive green roof planting
   i. Soil: 24” depth
   ii. Low maintenance plantings with allowance for seasonal plantings.
4. Hose bibbs on building every 100 LF for maintenance

A. Interior Planters: Cold-formed metal structured walls with internal lined exterior sheathing, waterproofing, geotextile drainage mat liner all surfaces, 1 1/2" polyisocyanurate board insulation protection liner, intensive green planting.

4 DESIGN NARRATIVES

Food Service

DFSS Bronzeville Regional Senior Center Program Foodservice Narrative

The Bronzeville Regional Senior Center is a new facility within the City of Chicago's Department of Family and Support Services (DFSS) network. It will be located at 4711 S. Calumet Ave. and will be designed to be a hub for seniors, offering social, educational, and recreational activities. The center will provide resources and programs aimed at enhancing the quality of life for older adults in the Bronzeville community.

Warming Kitchen and Serving Line

There is one food service space, a warming kitchen with a serving line and a dining room. This narrative addresses the kitchen and serving line.

The warming kitchen and serving line will be designed to support 150 diners daily with an occasional event capacity of 214 diners. All meals are delivered to the Center prepared. Prepared food will be rethermed or held until service. Typical entrée choices include either a boxed lunch or a hot meal.

All hot meals will be served from a double hot well with an NSF food shield with heat lamps and lights in front of the wells per health department code. Staff will serve each guest on disposables and provide disposable eating utensils. An overhead gate is planned at the serving counter. The food shield placement will take into consideration the gate placement. The 34” tall ADA serving counter will include space on the guest side for 16” x 12” serving trays. Servery tray size needs to be confirmed to ensure the space is sufficient. The staff side of the serving counter will include a stainless-steel apron for the hot well and heat lamp controls. The counter will sit on a knee wall and will be supported by stainless steel legs on the staff side. This allows staff to place shelving under the counter and easy access to the floor sink for cleaning. The serving counter will be in the millwork package.

The hot wells will include a water autofill and drain feature that removes the need for manual filling and draining.

A cookline with a 6-burner electric range and single convection oven are on the back wall with mobile tables and a mobile heated cabinet placed in front of the cookline. This space is used as a landing or prep space. Ceiling mounted pendant receptacles will be located above the mobile table to provide power.

The balance of the space includes a worktable with sink for any required prep, hand sinks, reach-in refrigerator and freezer, wall shelves, shelving units, an ice maker and a three-compartment sink. The three-compartment sink will include bowls sized to completely submerge 18” x 26” sheet pans. This is required to support the convection oven. The space also includes a mop sink area. All fixed worktables will include shelving above the table as well as the three-compartment sink. Space above the sink will be provided for ECO Lab chemical dispensers.

4 DESIGN NARRATIVES

Food Service

Equipment List

Item #	Qty	Item Description
4.171	1	Single Convection Oven, Electric
4.958	1	Electric Range, 36", 6 Burners, Oven Base
8.005A	1	Ice Maker, Cube-Style, 700 lb. per 24 hours
8.028	1	Water Filtration System for Ice Machines
8.201	1	Ice Bin for Ice Machines
9.001	2	Corner Guard
9.002	1	Wall Sheathing
12.081	2	Reach-In Refrigerator
12.084	1	Reach-In Freezer
13.004	5	Shelving Unit
14.021	2	Shelving, Wall Mounted
14.027	1	Shelving, Wall Mounted
14.052S	2	Wall Mounted Hand Sink
14.121	1	Three (3) Compartment Sink
15.012	1	Mobile Worktable, Stainless Steel Top, 30" x 36"
15.113	2	Mobile Worktable, Stainless Steel Top, 30" x 60"
15.249S	1	Worktable w/ Sink, 84"
16.302	2	Mobile Heated Cabinet
17.999	1	Mobile Cart, 24" x 36"
19.022	1	Wall / Splash Mount Faucet, worktable w/ Sink
19.023	2	Wall / Splash Mount Faucet, three-Comp Sink
19.320	1	Drain, Lever / Twist Waste, worktable w/ Sink
19.321	3	Drain, Lever / Twist Waste, three-Comp Sink
21.001	1	Type 1 Exhaust Hood
21.909	1	Fire Extinguishing System
24.101	1	Food Shield, Combo Service

Floor Sinks

There are four pieces of equipment that require an indirect drain with an airgap to a floor sink. They include the three-compartment sink, ice maker, worktable with sink, and hot wells. The floor sinks are in the plumbing scope. However, they do need to be accounted for within an overall budget number. The ice maker and three-compartment sink can share one floor sink as they are placed next to each other. The food service estimate does not include any floor sinks.

Required Finishes

All food service spaces require finished ceilings and walls. Finishes shall be smooth and easy to clean. Additionally, any areas with an ice maker require a finished ceiling even when not located within a food service space. The floors shall be either epoxy or quarry tiles. The flooring shall include a non-skid surface with a coved base.

I. CIVIL

A. Project Summary

1. Department of Family and Support Services (DFSS) Regional Senior Center will have state-of-the-art comforts that allow seniors to feel at home while enjoying luxuries, building friendships, and strengthening themselves in mind and body. The proposed development includes an approximate 25,000 SF, two story building with a courtyard and parking lot up to 40 spaces. The project is considered a regulated development and will be required to meet the Chicago Stormwater Ordinance for rate and volume control. The proposed solution includes a combination of subsurface detention and bmp's as well as new wet and dry utilities to serve the center.

B. Demolition and Erosion Control

1. Removal of existing site paving and base
2. Removal of right of way curbs and pavement
3. Clear and grub of site
4. Existing trees to remain and be protected
5. Existing fire hydrant to remain and be accessible throughout construction
6. Removal of foundations
    a. Cut 2-ft below proposed grade in areas that are not in conflict with proposed improvements
    b. Remove in entirety in areas that are in conflict with proposed buildings, structures, utilities
7. Removal of utilities
    a. All existing water services must be terminated at the connection to City water main per CDWM requirements. Removal of existing site paving and base
8. Removal of all signage and return to owner
9. Provide inlet protection for all existing and proposed open-grate structures.
10. Provide construction fence and silt fence around the perimeter of the site
    a. Provide double silt fence around proposed bmps
    b. Provide construction entrance with concrete washout at S Calumet Ave

C. Paving

1. Public
    a. Right of way curb and concrete pavement per CDOT Standards. No reinforcement allowed for public sidewalk and driveway pavement.
    b. Street restoration per CDOT Standards. Final restoration to be determined by perimeter restoration agreement.
2. Private

a. All concrete and asphalt pavement to be type PV and per IDOT SSRBC, current edition.
b. Final pavement sections to be determined after geotechnical report is received.
c. Concrete paving to have 3-year aged solar reflectance (SR) value of 0.28 or an initial value of 0.33 at installation.
d. Curb and gutter to be standard B6.12.
e. Concrete pavement and base to be heavy duty and reinforced to handle HS-20 loading.
    i. 8" PCC with 6"x6" W4/W4 WWF
    ii. 8" CA-6 compacted to 95% Mod. Proctor density
    iii. Compacted subgrade
f. Concrete sidewalk and base
    i. 5" PCC with 6"x6" W1.4/W1.4 WWF
    ii. 6" CA-6 compacted to 95% Mod. Proctor density
    iii. Compacted subgrade
g. Asphalt pavement and base
    i. 1.5" HMA Surface Course, Mix D N50, IL-9.5
    ii. 2" HMA Binder Course, N50, IL-19.0
    iii. 10" CA-6 compacted to 95% Mod. Proctor density
    iv. Compacted subgrade
h. Parking lot striping to be 4" paint. Color per IDOT standards.
i. Permeable Pavers to have 3-year aged solar reflectance (SR) value of 0.28 or an initial value of 0.33 at installation. See "Stormwater" section for more information.

D. Grading and Drainage
    1. All public right of way to meet ADA requirements.
    2. There is an existing grade change from east to west of approximately 2-ft. The site drainage will be collected with a series of catch basins and storm piping. Overland flow path through proposed driveway in S Calumet Ave. See civil drawings for more information.
    3. Preliminary FFE of proposed building = 19.2 CCD
        a. Final FFE to be coordinated and determined in future design phase.

E. Utilities
    1. Water
        a. New combined 6" fire and domestic water service to 8" City Water Main in S Calumet Ave with valve vault per COC DWM Requirements
            i. Ductile iron pipe
            ii. Minimum 5' cover

iii. Provide minimum 18” vertical separation from sewer per IEPA.

2. Storm
    a. New 8” storm connection to 12” City Combined Sewer Main above spring line with catch basin and restrictor per COC DWM Requirements.
        i. Ductile iron pipe
        ii. Minimum 3’ cover
3. Sanitary
    a. 4” Sanitary connection to combine with site storm sewer and one single connection to 12” City Combined Sewer Main above spring line.
        i. Ductile iron pipe
        ii. Minimum 3’-6” cover
    b. Exterior grease interceptor and 4” kitchen waste line to connect to sanitary sewer prior to connection to S Calumet Ave.
4. Electric
    a. Size and final service location(s) to be coordinated with ComEd.

F. Stormwater
1. Stormwater requirements are met for both rate control and volume control per DOB Stormwater regulations.
    a. Release rate = 0.27 CFS/AC per RAPS General Tributary Area Outfall.
    b. Detention – Approximately 12,500 CF required and met through a combination of 5’-8”’ depth underground detention vault and permeable pavers.
        i. Underground Vault
            i. 1,288 SF x 5’-8” Depth
        ii. Permeable Pavers
            i. 5,262 SF
            ii. 2” CA-16 setting bed
            iii. 6” CA-7
            iv. 3’-6” CA-1
            v. Stone to be wrapped in non-woven geotextile fabric
            vi. Underdrains per “Civil Exhibit”.
    c. Volume Control – Approximately 1,400 CF required and met through permeable pavers.
2. LEED
    a. LEED credits will be further reviewed for feasibility after a geotechnical report is provided.
3. The stormwater design will be reviewed after geotechnical information is provided.

II. STRUCTURAL

A. PROJECT SCOPE SUMMARY

1. A structural system is proposed for this senior center to be located at 4711-4755 South Calumet Avenue, Chicago, Illinois. The structure is a 2-story building with a total area of 24,500 sq. ft.

B. DESCRIPTION OF BUILDING STRUCTURAL SYSTEMS

Foundation

Soil properties and related construction issues such as the appropriate foundation system, earth retention system (if any), over-excavation requirements (if any), and potential foundation settlement will be confirmed by a future subsurface investigation. This narrative assumes that a shallow foundation system will be utilized for the new footings. All organic and unsuitable soils below the footings and slab-on-grade shall be removed and replaced with compacted engineered fill. The depth of fill removal will be established by the subsurface investigation.

Assuming net allowable soil bearing capacity of 3,000 pounds per square foot (psf), the following preliminary shallow foundation elements may be assumed for budgetary purposes:

Foundation Walls and Strip Footings -

The exterior perimeter concrete foundation wall will be 1’-2’ wide by 3’-0” deep with approximately 4.5 pounds per liner foot (plf) of mild steel reinforcement. Continuous concrete strip footings will be 3’-0” wide by 1’-0” thick with approximately 6 pounds per lineal foot (plf) of mild steel reinforcement. The top elevation of all exterior strip footings may be assumed to be 3’-0” below finish floor. Epoxy coating will not be required for footings and foundation wall reinforcement.

Column Spread Footings:

Nine (9) interior footings averaging 9'-0" x 9-0" x 1'-6" with 9-#7 each way bottom Seventeen (17) exterior footings averaging 6'-0" x 6'-0" x 1'-4" with 6-#6 each way bottom.

Top of all footing elevations will be 3'-0" below finish floor.

Piers:

Concrete Pier for each footing of each scheme will be 24"x24" with 8-#6 vertical and #3 ties at 8" on centers. Top elevation of these piers will be 1'-0" below finish floor.

Slab-on- Ground:

The interior concrete slab-on-grade will be 5 inches thick and reinforced with welded wire fabric WWF 6x6–W2.9xW2.9, placed within 2" of the top surface of the slab. For cost estimating purposes, assume that the slab will be supported by a layer of compacted granular fill consisting of a minimum of 6 inches of CA-6 material. Accessories and bar supports are in addition to this quantity of steel. A future geotechnical investigation will determine the amount of unsuitable fill removal, if any.

SUPERSTRUCTURE

Roof:

Roof framing will consist of wide flange steel beams spaced at 10'-0" (maximum) on centers. The steel beams will be supported by steel girders at column lines. The steel beams and girders will support 2"-18 gage galvanized composite metal deck (3-span condition) with 3 ¼" inch thick light weight concrete for a total slab thickness of 5 ¼". Headed shear studs will provide composite action between the slab and steel beams. It is anticipated that the total floor depth will be no more than 24 inches (including the W18 beams) + SFRP thickness. For budgetary purposes, assume 10 psf of structural steel for the roof framing. Composite slab design assumes simple support conditions with the steel deck acting as the positive moment reinforcing and no intentional negative moment reinforcing. Concrete fill will be reinforced with WWF6x6-

W2.1xW2.1 (or fiber reinforcement) for temperature and shrinkage control. Assume #4 x 4'-0" reinforcing steel bars @ 18" on centers over the top of all structural steel members for crack control. Beams that are 30' or longer will be cambered to 80% of calculated elastic dead load deflections. Beams shorter than 30' will not be cambered.

Framed Floors:

The supported floor will consist of wide flange steel beams spaced at 10'-0" (maximum) on centers. The steel beams will be supported by steel girders at column lines. The steel beams and girders will support 3 ½"-18 gage galvanized dovetail composite metal deck with 2 ½" inch thick normal concrete for a total slab thickness of 6". Headed shear studs will provide composite action between the slab and steel beams. The total floor depth will be no more than 24 inches (including the W18 beams) + SFRP thickness. For budgetary purposes, assume 12 psf of structural steel for floor framing. Composite slab design assumes simple support conditions with the steel deck acting as the positive moment reinforcing and no intentional negative moment reinforcing. Concrete fill will be reinforced with WWF6x6-W2.9xW2.9 (or fiber reinforcement) for temperature and shrinkage control. Assume #4 x 4'-0" reinforcing steel bars @ 18" on centers over the top of all structural steel members for crack control. Beams that are 30' or longer will be cambered to 80% of calculated elastic dead load deflections. Beams shorter than 30' will not be cambered.

Columns:

For budgetary purposes, assume the following column size from ground floor to roof:

HSS6x6

Lateral Force Resisting System:

Lateral force resistance will be provided by R=3 braced frames. For budgetary purposes, assume 2 brace members per brace per floor and HSS6x6 sizes.

C. BUILDING/STRUCTURAL DESIGN CODES

Building Code:

- Chicago Building Code 2019 Edition with 2022 Supplement

Structural Design Codes:

- Minimum Design Loads for Buildings and Other Structures (ASCE 7-16)
- American Concrete Institute, Building Code Requirements for Structural Concrete (ACI 318-14)
- Building Code Requirements and Specifications for Masonry Structures (TMS 402/602-16)
- American Institute of Steel Construction (AISC)
    - AISC 360-16 Specification for Structural Steel Buildings
    - Manual, 16th Edition.
- Steel Deck Institute (SDI)
    i. Design Manual for Composite Decks, Form Decks and Roof Decks No. 31
    ii. SDI-C-2017 Standard for Composite Steel Floor Deck-Slabs
- Structural Steel Welding Code (AWS D1.1).

Design Live Loads:

Floor Live Loads:

Stairs and exit ways…….100 psf.

Public rooms and corridors serving them…….100 psf.

Offices ……..……... 50 psf (plus 15psf partition dead load).

Light Storage…..……125 psf.

Kitchen and Dining……...100 psf.

Classrooms……. 40 psf.

Restrooms……100 psf.

Fitness Room…….. 100 psf.

Terrace……. 100 psf.

Snow Design Criteria:

Ground Snow Load, Pg	-	25 psf
Flat Roof Snow Load, Pf	-	17.5 psf
Minimum Balanced Snow Load, Pb	-	20 psf
Snow Exposure Factor, Ce	-	1.0
Snow Importance Factor, Is	-	1.0
Thermal Factor, Ct	-	1.0
Snow Drift	-	per ASCE 7-16
Wind Design Criteria:		
Basic Wind Speed (V)	-	107 mph
Risk Category	-	II
Wind Exposure Category	-	B
Internal Pressure Coefficient	-	+/- 0.18
Seismic Design Parameters:		
Risk Category	-	II
Seismic Importance Factor, Ie	-	1.0
Mapped MCE 5% damped, spectral accelerations for short periods (Ss)	-	0.118 g
Mapped MCE 5% damped, spectral accelerations for a 1 second period (S_1)	-	0.064 g
Design, 5% damped, structural response acceleration Parameter at short periods (S_{DS})	-	0.126 g
Design, 5% damped, structural response acceleration Parameter at short periods (S_{D1})	-	0.102 g
Seismic Design Category	-	B
Site Class	-	D (assumed)
Response Modification Factor (R)	-	3

Other Structural Design Criteria

D. **Deflections (Roof) – Span/240 for superimposed snow load or span/180 for total load.**

E. **Deflections (Floor) – Span/360 for superimposed live load, or span/240 for total load**

F. **Deflection of members supporting masonry – smaller of span/600 or 0.3”**

SECTION 033000

CAST-IN-PLACE CONCRETE

1.01 DESCRIPTION OF WORK

A. Work for this Section includes all labor, materials, equipment and services necessary to complete concrete work.

B. Concrete work shall conform to ACI 301, 318 and 347.

1.02 MATERIALS

A. Cement - ASTM C150, Type II.
B. Fly ash or other pozzolans – ASTM C618.
C. Fine and course normal weight aggregate - ASTM C33.
D. Light-weight aggregate - ASTM C330.
E. Water-reducing agent - ASTM C494.
F. Water - potable.
G. Reinforcing bars - newly rolled billet steel ASTM A615, Grade 60.
H. Welded wire fabric - ASTM A185.
I. Concrete in elevated decks shall be 4000 psi.
J. Concrete in slabs-on-grade shall be 4000 psi normal weight (145#/cf).
K. Concrete in foundation walls and footings shall be 4000 psi normal weight (145#/cf).
L. All other concrete shall be 4000 psi normal weight (145#/cf) with air entrainment as required.

1.03 EXECUTION

A. Concrete operations will be subject to inspection by Owner’s Testing Agency.
B. Concrete to be central plant mixed, controlled concrete. Batch, mix, place, consolidate, finish and cure in accordance with ACI Standards.
C. Cure concrete slabs by wet curing method.

END OF SECTION 033000

SECTION 051200

STRUCTURAL STEEL

1.01 DESCRIPTION OF WORK

A. Furnishing, fabricating, delivering, and erecting structural steel.

B. Work shall be in accordance with AISC, Manual of Steel Construction - 13th Edition, AISI, and AWS Codes and Standards.

1.02 MATERIALS

A. Structural Steel: Shapes ASTM A992 Grade 50, unless otherwise noted.

B. Steel Pipe: ASTM A53 GR B.
C. Steel Tube: ASTM A500 GR 13.
D. Anchor Rods: ASTM F1554.
E. All Other Steel: ASTM A36.
F. Welds: Electrodes E70XX.

1.03 EXECUTION

A. Provide shop and erection drawings with connection calculations by an Illinois licensed structural engineer for structural steel connections.

B. Structural steel work shall be inspected and tested by Owner's Testing Agency.
C. Bolting shall conform to "Specifications for Structural Joints using ASTM A325 or A490 Bolts".
D. Welding shall conform to AWS D1.1 "Code for Welding in Building Construction".

E. Provide temporary erection bracing to hold structural steel securely in position.

END OF SECTION 051200

SECTION 053100

STEEL DECK

1.01 DESCRIPTION OF WORK

A. Furnishing, delivering, and erecting (but not hoisting) of steel deck including closures and transition plates.

B. Cutting of steel deck openings, field touch-up of scarred steel deck.

C. Work shall be in accordance with AISC, AISI, and AWS standards.

1.02 MATERIALS

A. Steel floor deck - 2” composite 18 gage, non-cellular.

B. Galvanized coating - A60 or G60.

C. Accessories - 18 gage.

D. Headed studs (shear connectors) - ¾” x 3 1/2” long.

1.03 EXECUTION

A. Provide shop erection drawings for steel deck work.

B. Steel deck work shall be inspected and tested by Owner’s Testing Agency.

C. Welding shall conform to AWS D1.3 “Structural Welding Code - Sheet”.

D. Attach metal decking by use of ¾” puddle welds. Weld spacing at ends, end laps, intermediate supports and where deck panels abut: 1’-0” on center. Weld spacing at longitudinal edges and edge laps 2’-0” on center.

END OF SECTION 053100

III. HVAC

A. Adopted Codes and Standards

1. Codes

a. Building Code - 2018 International Building Code with 2019 Chicago Building Code Amendments with Revised April 2022 Supplement

b. Life Safety Code NFPA 101

c. Electrical Code – 2017 National Electrical Code NFPA 70 with 2018 Chicago Electrical Code Amendments

d. Mechanical Code - Title 14M, interim Chicago Mechanical Code

e. Plumbing Code - Title 14P, interim Chicago Plumbing Code

f. Energy Conservation Code - International Energy Conservation Code - IECC 2021 with 2022 Chicago Energy Transformation Code Amendments

g. LEED V4.0

h. Fire Protection Code - Title 14F, interim Chicago fire prevention code (partial adoption and amended version of the 2018 International Fire Code) (FM Global may be needed Ownership to confirm.)

i. Fire Alarm Code - National Fire Alarm and Signaling Code NFPA 72

B. General Building Design Criteria and Assumptions

1. Summer Space Environmental Requirements - Occupied: 72°F ± 2°F, Unoccupied: 85°F ± 2°F, 60% ±5% RH high limit.

2. Cooling Design Outdoor Air Conditions: 91.2°Fdb/74.1°Fwb. (Based on ASHRAE 0.4% DB/MCWB for Chicago Illinois.

3. Winter Space Environmental Requirements: Occupied: 70°F ± 2°F, Unoccupied: 55°F ± 2°F, no humidity control 50%RH low limit.

4. Zone Heating Design Outdoor Air Conditions: -10°F (based on ASHRAE 99.6% Heating DB.

C. Envelope Assumptions for the purpose of HVAC Load Calculations:

	U-value (Btu/h*sf*F)	SHGF
Wall	0.055	NA
Roof	0.027	NA
Skylight	0.55	0.30

D. HVAC SYSTEMS
1. Ceiling cavities will be used as plenum return.
2. Four (4) roof-mounted packaged heat pump rooftop units serving the first floor, second floor, dining room, and indoor patio.
   a. HP-1: Aaon, VAV, 8,000 CFM (serves the first floor, except dining room and patio)
   b. HP-2: Aaon, VAV, 10,000 CFM, with ERV (serves the dining room)
   c. HP-3: Aaon, SZVAV, 6,000 CFM, with ERV (serves the indoor patio)
   d. HP-4: Aaon, VAV, 20,000 CFM, with ERV (serves the entire second floor)
      Provide:
      i. 18-inch insulated roof curb and noise attenuation between the bottom of unit and roof deck.
      ii. Hot Gas Bypass
      iii. Filters
      iv. 25% OA
      v. Economizer with powered exhaust fan
      vi. HP-2,3,4: ERV
3. One (1) roof-mounted packaged heat pump makeup air rooftop unit, and one (1) kitchen exhaust fan serving the warming kitchen.
   a. MAU-1: Aaon, 6,000 CFM
      Provide:
      i. 18-inch insulated roof curb and noise attenuation between the bottom of unit and roof deck.
      ii. Filters
      iii. 100% OA
   b. KEF-1: Greenheck, 7,200 CFM, interlocked to kitchen hood and MAU-1.
      Provide:
      i. Welded black iron ductwork
      ii. 18-inch insulated roof curb

4. Terminal VAV boxes with electric reheat. EAT 55F and LAT 90F
5. Perimeter pedestal electric baseboard interlocked with VAV units.
    a. Baseboard shall be Vulcan or equal 250w/LF
    b. VAV shall be Titus or equal.
6. AC split system serving MDF room.
7. Miscellaneous unit heaters and cabinet unit heaters serve the stairwell, vestibule and mechanical/electrical rooms with local control.
8. Linear slot diffusers and 2x2 diffusers.
9. Transfer grills from space to plenum.
10. Toilet exhaust fan, with 18 inch roof curb.

E. DUCTWORK

1. All supply ductwork upstream of the VAV box shall be medium pressure based on 2000fpm. Positive pressure Class 2" WC, Seal Class A and Leakage Class 1, wrapped 2" wrap insulation.
2. All supply ductwork downstream of the VAV box shall be low pressure based on .1"/100ft friction loss and less than 1500fpm. Positive pressure Class 2" WC, Seal Class A and Leakage Class 1, wrapped 2" wrap insulation.
3. All return ductwork shall be low pressure based on .1"/100ft friction loss and less than1500fpm. Negative pressure Class 2" WC, Seal Class A and Leakage Class 1, wrapped 2" wrap insulation.
4. All exhaust ductwork shall be low pressure based on .1"/100ft friction loss and less than1500fpm. Negative pressure Class 2" WC, Seal Class A and Leakage Class 1.
5. Kitchen exhaust welded black iron with access clean outs.

F. MISCELLANEOUS

1. BAS shall be a bacnet compatible central bas system for the following equipment.
    a. Heat Pumps monitoring only. Package controls for unit operation.
    b. Demand Control Ventilation
    c. Interface fintube with VAVs
    d. Exhaust Fans
    e. Kitchen hoods
    f. Monitor temperature in MDF and Water service room.
    g. Local controls, no monitoring for the following:
        i. AC Units
        ii. Fintube
        iii. Cabinet Heaters

iv. Unit Heaters

2. Test and Balance all air systems and equipment.
3. Provide shop drawings and fabrication drawings.
4. Coordinate with all trades.
5. Provide third party commissioning.

D. LEED REQUIREMENTS

1. Comply with LEED requirement items listed in the LEED Check List

IV. PLUMBING

1. Applicable Codes
   a. The Piping Systems will be designed in accordance with the following Codes:
      1) City of Chicago Plumbing Code
      2) Illinois Administrative Code including the following:
      3) State of Illinois Plumbing Code
         a) COMM 82 – Design, Construction, Installation, Supervision, Maintenance and Inspection of Plumbing
2. Applicable Guidelines and Standards
   a. The Piping Systems will be designed in accordance with appropriate portions of the following Guidelines and Standards:
      1) National Fire Protection Association (NFPA) guidelines and standards
      2) LEED (Leadership in Energy and Environmental Design),
      3) American Society of Plumbing Engineers (ASPE) data books

B. System Descriptions

1. Storm and Clearwater Drainage
   a. System Description
      1) A storm drainage system will be provided to convey rainwater from flat roofs to an exterior underground storm retention vault provided by Civil, (the sizing & release rate determined by Civil) to be directed into the combined storm & sanitary sewer in S. Calumet Ave.
      2) Secondary roof drainage will be accomplished by using a dedicated piped overflow drainage system, separate from the primary storm drainage system, which will connect into the vertical storm downspout risers.
      3) Drains directed into the storm system shall be provided for drainage of all planters, exterior planting and the Terrace areas, open to rainfall.

4) Clearwater waste from air handling units, coolers, and other devices and equipment that discharge clear water will be conveyed by gravity flow through a separate piping system and will connect to the building storm drain.

b. Design Criteria

1) The primary storm drainage system will be sized based on a maximum rainfall rate of 4" in/hr. The secondary storm drainage system will be sized based on the same design criteria as the primary system.

2) Horizontal Storm drainage piping will be installed at uniform slopes not less than the following:

Piping 3" and less in diameter = 1/4" fall per foot

Piping 4" and greater in diameter = 1/8" fall per foot

3) The sizing for all clear water discharge from equipment system will be based on the maximum flow rate of the equipment.

4) Based on 13,265 sf building roof area and 1,540 sf of Terrace area @ Level 2, the storm drain leaving the building shall be 10" @ 1/8" per ft. slope

c. Equipment

1) Storm and clear water drainage systems which cannot discharge to the storm sewer by gravity flow will be drained by gravity to a sump with duplex pumps and will be pumped into the building storm drainage system. Each pump will be sized for 100% of the estimated design flow.

d. Materials

1) See Material Schedule on drawing.

2. Sanitary Waste and Vent

a. System Description

1) A sanitary waste and vent system will be provided for all plumbing fixtures and other devices that produce sanitary waste. Plumbing fixtures will be drained by gravity through conventional soil, waste and vent stacks into building drains and building sewers, to the street sanitary or combined storm & sanitary sewer.

2) All fixtures will have traps and will be vented through the roof. Vent terminals will be located away from air intakes, exhausts, doors, openable windows and parapet walls at distances required by the plumbing code.

3) Based on a less than 180 DFUs the house drain leaving the building shall be 4" @ 1/8" per ft. slope

b. Design Criteria

1) The sanitary waste piping will be pitched to maintain a minimum velocity of 2 fps when flowing half full.

2) The sanitary vents and the venting system will be designed and installed so that the water seal of a trap will be subject to a maximum pneumatic pressure

differential equal to 1" water column. This will be accomplished by sizing and locating the vents in accordance with the venting tables contained in the plumbing code. Vents for the sanitary and waste system will be minimally sloped to drain back to drainage lines.

3) Horizontal drainage piping for sanitary and waste system will be installed at uniform slopes not less than the following:

Piping less than 3" diameter = 1/4" fall per foot

Piping 3" and greater in diameter = 1/8" fall per foot

4) All underground sanitary & waste piping shall be a minimum of 4" diameter.

5) Floor drains will be provided as a minimum in the following locations:

Mechanical Equipment Rooms:

Public Toilet Rooms

Water heater T&P discharge pipes

c. Equipment

1) Waste from grease producing fixtures in kitchens will be drained by gravity through an interior kitchen grease waste system, which will pass through a 48" dia. exterior manhole grease interceptor before connecting to the exterior building sanitary system.

2) Floor drains, floor sinks and indirect waste receptors will be provided with automatic trap primers when subject to loss of their trap seals due to evaporation caused by infrequent use.

3) All suspended sanitary waste piping which collects clear water condensate from air handing equipment will be insulated to prevent condensation on the piping.

d. Material

1) See Material Schedule on drawing.

3. Domestic Water

a. System Description

1) Domestic water will be provided to all toilet room fixtures, electric water coolers/drinking fountains, sinks, and any other devices that require a domestic water supply.

2) Hot water at 120°F will be provided to all fixtures and devices that require hot water, through an ASSE 1017 master thermostatic mixing valve located adjacent to the water heating equipment.

3) Hot water reduced to 110°F will be provided to all public access fixtures and devices that require hot water with ASSE 1070 point of use mechanical mixing valves.

4) Water shall be from a 6"combined domestic/fire water service tap to the Municipal water main in S. Calumet Ave., extended into the building interior

and split into separate services, that include a 3" domestic water line with a 2/12" meter assembly and a 6" DCDA backflow assembly on the fire service.

b. Design Criteria

1) Maximum velocities in piping:

Water service entrance maximum 5 fps (with booster pump)

Water service entrance maximum 8 fps (without booster pump)

2) System operating pressures: minimum 25 psi, maximum 80 psi.

3) Pressure drop in piping due to friction:

2 psi/100 ft. maximum without a booster pump

3 psi/100 ft. maximum with a booster pump.

4) The distribution system piping will be sized to limit the velocity in any section of copper piping to a maximum of 6 fps for cold water system, 5 fps for hot water and 4 fps hot water circulating systems.

5) Water flow requirements will be developed in accordance with the fixture unit method as indicated in the City of Plumbing Code.

6) Water heaters shall be sized according to the methods established by ASHRAE and ASPE.

7) Each water heater will be sized for 75 % of the design hot water load.

c. Equipment

1) A water meter will be provided at the building service entrance. The water meter will be sized for the building's maximum design flow rate.

2) Sub-metering for LEED point: a water meter assembly complete with shut-off valves and strainer will be installed on the domestic cold-water feed to 1.) the domestic water heating equipment and 2.) on the domestic cold-water feed to the plumbing fixtures. Sub-meter locations are indicated on the Level 1 plumbing plan.

3) Domestic hot water will be produced by paired duplex electric type water heaters. Isolated remote fixtures may be provided with hot water by separate electric instantaneous water heaters.

4) Booster water heaters shall be provided as part of dishwashing equipment where water temperature requirements for sanitizing are above the normal distribution temperature stated above.

5) The hot water system temperature will be maintained by recirculating the hot water through a continuous loop back to the water heating equipment with an in-line circulating pump located at the water heating equipment.

6) Water hammer arrestors will be provided at all quick closing solenoid valves and at other potential water hammer sources.

7) (2) A.O. SMITH DVE 80 GAL. ASME 280 GPH EACH @ 40F-140F (EACH 75% FULL LOAD) 36 KW 480 V, 3PH.

d. Material

1) See Material Schedule on drawing.

2) Provide shut-off valves for risers & fixture groups of (3) or more, within 2 ft. of the horizontal distribution mains and shall be made with 3 elbow swing joints, minimum.

3) Chrome plated, cast brass, loose key supply stops shall be provided at each plumbing fixture;

4) Backflow preventors and/or vacuum breakers will be provided at all interconnections between the potable water system and points of possible contamination by backflow or back siphon age from the drainage system, in accordance with the requirements of local code.

5) Cold water hose bibbs shall be provided as a minimum in the following locations:

Mechanical Equipment Rooms

6) Non-freeze wall hydrants shall be provided at intervals of 100 foot maximum around the perimeter of the building.

7) Adequately sized connections with RPZ back flow preventers shall be provided at points required of the irrigation system design, done by others.

8) The hot water system will be insulated in accordance with Code.

9) The cold water system will be insulated to prevent condensation from forming. Isolation valves will be provided at all riser connections, branch piping run-outs to fixture groups, and at devices requiring maintenance.

4. Plumbing Fixtures

a. System Description

1) All plumbing fixtures will be new, commercial grade products.

2) Plumbing fixtures designated as barrier-free will be manufactured and installed in accordance with local, state and federal accessibility requirements.

b. Fixtures

1) Water closets will be wall hung, vitreous china, with elongated bowls. Flush valves will be diaphragm type, sensor operated, hard wired 1.28 gallon flush.

2) Urinals will be wall hung, vitreous china. Flush valves will be diaphragm type, sensor operated, hard wired 0.125 gallon flush.

3) Lavatories will be vitreous china. Faucets will be hot and cold mixing type, sensor operated, hard wired 0.35 gpm flow control. Refer to architectural floor plans for areas with hall hung units and counter mounted units.

4) Sinks will be countertop mounted stainless steel. Faucets will be hot and cold mixing type, 1.5 gpm flow control.

5) Electric water coolers will be wall mounted, self-contained, dual level, sensor operated, with stainless steel cabinets and disposable activated carbon water filters.

6) Janitor sinks will be floor mounted, precast terrazzo, drop front, with stainless steel splash panels. Faucets will be hot and cold mixing type with hose connections and elevated vacuum breakers.

7) Exterior hose bibbs will be flush mounted, freeze resistant, with vacuum breakers and loose key operators.

8) Mechanical room hose bibbs will be surface mounted, with vacuum breakers.

5. Fire Stopping

1) Fire stop all penetrations of fire rated walls, partitions and floors with a 2 part minimum, prior tested and U.L. Listed detail, equal to the rating of the wall or floor penetrated.

6. LEED REQUIREMENTS

a. Comply with eth LEED requirement items listed in the LEED Check List

V. FIRE PROTECTION

A. Base Design Criteria

1. Applicable Codes, Guidelines and Standards:
   a. The Fire Protection Systems will be designed in accordance with the following Codes, Guidelines and Standards:
      1) NFPA 25 Standard for the Inspection testing and Maintenance of Water Based Fire Protection Systems.
      2) NFPA 13, Installation of Sprinkler Systems
      3) NFPA 10, Fire Extinguishers
      4) City of Chicago and State of Illinois Building, Mechanical, and Fire Codes
      5) Underwriters Laboratories (UL) Fire Protection Equipment Directory

B. System Descriptions

1. Fire Service
   a. System Description
   b. Design Criteria
   c. Equipment and Material
   d. Distribution
2. Sprinkler Systems
   a. System Description
      1) The building's full sprinkler systems will be served from the residual city water pressure, as the typical water supply pressures are predicted to be adequate to serve supply the minimum fire protection demands of 2-Story building.

      It shall be the design-builder's responsibility to determine the acceptability of this approach, from a review of a current water supply flow test, that is less than one year old, obtained from the Chicago City Water Department, in order to determine the capacity of the water mains, and establish the concurrence of the Chicago Fire prevention Bureau to continue such an approach.

C. Design Criteria

1) The Building's full sprinkler system will be served from the residual city water pressure as the typical water supply pressures are predicted to be adequate to serve the minimum fire protection demands of a 2-story building.
2) If a fire pump becomes a necessity, additional requirements and restrictions shall apply to the selection of the capacity of the fire pump and the type of controller.

2. Wet Pipe Sprinkler System
   a. System Description
      1) The building will be protected throughout with hydraulically calculated sprinkler systems, which except for special protection needs, will be wet pipe systems.

2) All areas of the building will be protected per NFPA 13, including, unless specifically excluded by the CFPB as the Authority Having Jurisdiction (AHJ), electrical rooms

(i.e. switchgear rooms, transformer rooms, electrical closets, and similar rooms), stair towers, exterior canopies, and mechanical rooms.

3) Each floor shall be a separate sprinkler zone, isolated from other systems by a supervised control valve, alarmed by a water flow switch and attended by an inspector's test and drain assembly, that is piped to a drain riser or an AHJ acceptable other location, inside or outside of the building.

4) Fire stop all penetrations of fire rated walls, partitions and floors with a 2 part minimum, prior tested and U.L. Listed detail, equal to the rating of the wall or floor penetrated.

5) All arm-overs greater than 24" to sprinkler drop nipples shall be supported by a hanger. If the maximum pressure at the sprinkler exceeds 100 psi and a branch line above the ceiling supplies sprinklers in a pendent position below the ceiling, the hanger assembly supporting the pipe supplying an end sprinkler in a pendent position, shall be of a type that prevents upward movement of the pipe.

b. Design Criteria

1) The sprinkler system for the building will be designed and installed in accordance with both the required and advisory provisions of NFPA 13, as modified by the Chicago Fire Code amendments, from the edition year referenced in the Building Code that is recognized by the Chicago Fire Prevention Bureau (CFPB) as the Authority Having Jurisdiction (AHJ).

2) All systems will be hydraulically calculated with a computer calculation program using the Hazen-Williams method. Water discharge from individual sprinklers in the hydraulically most remote areas shall be between 100% minimum and 130% maximum, of the code required minimum application densities or as the drawings specify, whichever is greater, with a maximum piping velocity that shall not exceed 30 feet per second in any pipe section.

3) If there are no special Client standards or Client insurance carrier recommendations, the following sprinkler design densities shall apply:

a) Areas designated, as Light Hazard will be designed for a minimum sprinkler flow of 0.12 gpm per sq ft.

b) Areas designated as Ordinary Hazard, Group 1 and where stockpiles of combustibles do not exceed 8 ft, will be designed for a minimum sprinkler flow of 0.15 gpm per sq ft.

c) Areas designated as Ordinary Hazard, Group 2 and where stockpiles of combustibles do not exceed 12 ft, will be designed for a minimum sprinkler flow of 0.20 gpm per sq ft.

d) The system demand will be based upon the most remote 1500 sq ft.

4) The pipe sizing for the systems will be as required to satisfy the hydraulic demand.

c. Equipment and Material
   1) The piping for the wet pipe sprinkler system will be black steel.
   2) Piping 2" and smaller in size will be Schedule 40 with threaded joints.
   3) Piping larger than 2" will be Schedule 10 with rolled groove fittings & couplings or Schedule 40 with threaded joints & fittings, or cut groove fittings & couplings.
   4) All sprinklers in Light Hazard areas will be quick response type.
   5) The type of sprinkler installed in a particular area will be selected by the Engineer and the Project Architect. Generally, concealed sprinklers will be installed in areas of high visibility and quality of finishes. Recessed sprinklers will be installed in other areas having suspended ceilings. Pendent or upright sprinklers will be installed in areas without ceilings. Sidewall sprinklers and extended coverage sidewall sprinklers, will be provided only when other types cannot be utilized.
   6) Areas subject to temperatures below 40°F will be protected by dry sprinklers when possible. If dry sprinklers cannot be provided, then a dry pipe sprinkler system will be installed. Glycol antifreeze system will be an option, if acceptable to the owner and CFPB as the AHJ.
   7) The building sprinkler system shall have the availability to be supported from a fire pumper truck through an FDC fire dept. connection with a check valve, on the front of the building, clearly labeled “SPRINKLERS”

d. Distribution
   1) The sprinkler system will be provided throughout the building in accordance with NFPA 13 and when required by the Owner, with insurance carrier recommendations.

VI. ELECTRICAL

A. CODES AND STANDARDS

1. As a minimum, the design of the Electrical System shall meet the following codes:
    a) All applicable state and local codes.
    b) Chicago Building Code (CBC) 2019
    c) City of Chicago Bureau of Fire Prevention Requirements
    d) Interim Chicago Fire Prevention Code
    e) Americans with Disabilities Act (ADA).
    f) Illinois Accessibility Code (IAC)
    g) Electrical Code: Chicago Electrical Code (CEC) – 2018 Edition
    h) Energy Code: 2022 Chicago Energy Transformation Code (IECC 2021)
2. The following standards are referenced for design guidance:
    a) National Fire Protection Association (NFPA).
    b) Underwriters Laboratories (UL).
    c) National Electrical Manufacturer's Association (NEMA).
    d) American Society for Testing and Materials (ASTM).
    e) National Electrical Testing Association (NETA)
    f) Association of Edison Illuminating Companies (AEIC)
    g) Certified Ballast Manufacturers (CBM)
    h) Electrical Testing Laboratories (ETL)
    i) Federal Aviation Agency (FAA)
    j) Illuminating Engineering Society of North America (IESNA)
    k) Institute of Electrical and Electronics Engineers (IEEE)
    l) Insulated Cable Engineers Association (ICEA)
    m) International Green Construction Code (IgCC) - 2021
    n) The Institute of Electrical and Electronics Engineers (IEEE)
    o) Occupational Safety and Health Administration (OSHA)
    p) American National Standards Institute (ANSI)

B. DESIGN CRITERIA

1. Load Densities: Heating
    a) Heating shall be from the central heating plant.
    b) Infared Heating
        a. Snow melting: 100 volt ampere/sq ft.
2. Load Densities: HVAC, Plumbing, and Fire Protection
    - 100% of connected load.
3. Load Density: Emergency Lighting
    - Emergency lighting feeder and panel capacity shall be sized on the basis of 0.2 volt-amperes/sq.ft. of gross area of the building.
4. Illumination Levels: Will be provided by the lighting design and will meet average-maintained foot candles as recommended by the Illuminating Engineering Society (IES).

C. SYSTEM DESCRIPTION:
1. Utility Service
ComEd power utility primary service conduits from the property line into one outdoor utility pad-mounted ComEd transformer. The secondary service feeders of utility transformer will terminate at the building's main service distribution panel DP.
a) All primary and secondary electrical utility service feeders shall be routed underground, encased in a concrete envelope, at a minimum of 36" below finished grade.
b) ComEd shall provide and terminate the primary service conductors between the ComEd and pad mounted transformer.
c) The Electrical contractor shall provide all secondary electrical service conductors between the pad mounted transformer and Main Switchboard located in the Electrical room.
d) Utility C/T section within switchboard will be provided for electric utility company metering.

D. METERING:
1. Each service will be individually metered by ComEd at 480/277V 3PH, 4W via owner provided meter center cabinets with spaces for the installation of tenant meters.
2. Electrical energy monitoring compliance with ASHRAE 90.1. Switchboards, panel boards, and distribution panels shall be equipped with electronic metering capable of interfacing with the BAS and tracking energy usage for each of the following systems separately:
a) Total electrical energy
b) HVAC systems
c) Interior Lighting
d) Exterior Lighting
e) Receptacle Circuits

3. These systems shall be separately monitored for the total building as determined by the Measurement & Verification Plan as defined by the LEED consultant.

E. SERVICE & DISTRIBUTION:
1. HVAC: 480Y/277V, 3Ph, 4W
2. Lighting: 277V
3. Receptacles: 120V
4. Electrical Vehicle Charging: 208/2P connected to a 208Y/120V panel.
5. Arc flash labels will be provided on all electrical equipment in accordance with CEC 110.16 and 110.21.
6. The feeders shall be in conduit and wired according to the Chicago code amendments.
7. Feeders and branch circuits will be installed in metallic conduit using copper conductors.
8. Electrical rooms shall be stacked and accommodate feeders, meter centers, heating panels, house panels, emergency panels and grounding system components.

9. Feeder conductors will be sized to limit the voltage drop to a maximum of 3% at the further outlet of power, heating, and lighting loads or combination of such loads. Maximum total voltage drops on both feeder and branch circuits will not exceed 5% at the furthest outlet.
10. All panelboards will be designed with 25% additional amperage capacity and 20% spare space capacity.
11. Short circuit current rating of all panels/switchboards shall be confirmed upon system study report.
12. Minimum wire size will be #12 AWG, copper with 600V insulation. Minimum conduit size will be ¾".
13. All general use power receptacle and equipment circuits shall be fed from normal 120/208V branch circuit receptacle panels. These panelboards shall be provided with 10% spares minimum.
14. Main service equipment and all emergency power distribution system equipment and branch panels will be provided with Type 1 or Type-2 SPD (Surge Protection Devices).
15. For 120V branch circuits, the maximum load shall be limited to:
16. 1400VA for 15 ampere protection
17. 1900VA for 20 ampere protection
18. For 277V branch circuits, the maximum load shall be limited to:
19. 3300VA for 15 ampere protection
20. 4400VA for 20 ampere protection
21. 6000VA for 30 ampere protection
22. Motors of 1/2 horsepower and larger shall be served at 480V, 3 phase, 3 wire. Motors less than 1/2 horsepower shall be served at 277V or 120V service, 1 phase, 2 wire.

F. INTERIOR LIGHTING: LIGHTING AND CONTROL SYSTEMS

1 All lighting systems shall be LED unless otherwise noted in the final light fixture schedule prepared by lighting designer.

2 Include necessary accessories such as diffusers, lenses, and mounting hardware to meet design objectives.

3 The lighting system for the senior center shall be designed and installed in full compliance with the latest Illuminating Engineering Society (IES) Recommended Practice for Lighting and the Visual Environment for Older Adults and the Visually Impaired (ANSI/IES RP-28-20). The design shall address both the quality and quantity of lighting to promote safety, independence, and well-being for seniors and individuals with low vision.

4 General Illumination:
- Provide higher light levels than standard commercial spaces to compensate for age-related vision loss.
- Maintain uniform light distribution to minimize shadows and glare, which can cause discomfort or disorientation.

- Ensure high illumination in transition areas (e.g., corridors, entrances, stairwells) to aid visual adaptation and reduce fall risk
- Use light sources with a minimum Color Rendering Index (CRI) of 80, with preference for higher CRI in areas where color discrimination is important.
- Select a correlated color temperature (CCT) of 3000K, to enhance color perception and contrast for older adults.
- Minimize direct and reflected glare through appropriate fixture selection and placement.
- Ensure sufficient contrast between surfaces and lighting to help seniors distinguish between objects and boundaries.
- Select fixtures that provide indirect or diffuse light distribution to reduce glare and shadows
- Ensure fixtures are robust, easy to maintain, and aesthetically appropriate for senior environments.

5 Lighting: Complete lighting systems:

1. All building lighting systems shall be LED unless otherwise noted in the final light fixture schedule prepared by the lighting designer.
2. Lighting will be provided based on the lighting designer's/architectural reflected ceiling plans. Lighting shall be provided for building lobbies; electrical, telephone, mechanical, and elevator equipment rooms; service areas; corridors; stairways; toilets; storage rooms; elevator pits; supply and recirculation fan plenums; roof hatches; etc. Specialty architectural lighting for the base building shall be designed by the specialty lighting consultant to meet the lighting design criteria in compliance with established design criteria on the bases of IES design standards. The lighting system shall be complete with fixtures, drivers, lamps, accessories, branch circuits, and control wiring.
3. The lighting designer will provide lighting level calculations.
4. Lighting system consisting of luminaires with embedded lighting control logic, occupancy and ambient light sensors, wireless networking capabilities, and local override switching capability, where required.
5. Lighting controls shall comply with the Chicago Energy Transformation Code.
6. Install control wiring for lighting automation, occupancy sensing, and daylight harvesting to enhance energy efficiency and user comfort.
7. Lighting controls shall comply with ASHRAE 90.1 – 2019.
8. Provide guidance for ongoing maintenance to ensure continued compliance with IES standards and optimal lighting performance.
9. The lighting selection must include the drivers and control that is compatible with the lighting control system.
    1. 0-10V dimming
    2. Lighting fixtures with embedded sensors that are installed at time of manufacture.

3. Pendants, hangers and supports that complement the esthetics and compatible with the structure.

10. Lighting controls are not required for the following:
    - Areas designated as security or emergency areas that are continuously lit.
    - Interior exit stairways, interior exit ramps and exit passageways
    - Emergency egress lighting that is normally off.

G. EXTERIOR LIGHTING: LIGHTING AND CONTROL SYSTEMS

i. Provide pole mounted luminaires throughout the parking lot to ensure uniform illumination and minimize shadows between vehicles and walkways. Select pole heights and fixture spacing appropriate for the lot size and layout—typically 15 to 20 feet high for general parking areas.

ii. Provide façade lighting and canopy entry lighting to meet energy code requirements and an average of 4fc.

iii. Illumination Levels:
    - Provide horizontal illuminance of 0.5–2.0 footcandle (fc) in the main parking area, with a maximum uniformity ratio (max:min) of 10:1.
    - Limit installed lighting power to meet or be below ASHRAE 90.1 or local code requirements.

iv. Fixture Selection:
    - Use full cutoff, dark sky compliant fixtures to minimize uplight and light pollution. Fixtures should have a color temperature of 3000K or below for dark sky compliance.
    - Ensure fixtures are energy-efficient, such as LEDs with a minimum efficacy of 100 lumens per watt.

v. Lighting Controls:
    - Incorporate lighting controls such as occupancy sensors, dimmers, or timers to reduce energy use during periods of low activity.
    - Incorporate lighting control panels.

vi. Light Trespass:
    - Limit light spill at property lines to no more than 0.1 footcandle, especially near residential areas.

vii. Provide photometric plans and calculations to demonstrate compliance with LEED requirements and local codes.

H. RECEPTACLES

a. Receptacles shall be provided in sufficient quantity and appropriate locations to support the intended use of each space, ensuring safe and convenient access for all occupants, particularly seniors and individuals with limited mobility or dexterity. Tamper-resistant receptacles shall be provided.

b. Split controlled receptacles shall be provided in enclosed offices, conference rooms, rooms used primarily for copy or print functions, breakrooms, classrooms and individual workstations, including those installed in modular partitions and

module office workstation systems.

c. Receptacles for maintenance and any special equipment shall be twist lock type, unless otherwise noted.
d. Ground fault interrupter receptacles shall be provided 50' on centers and adjacent to HVAC equipment as needed for service and maintenance.

I. GROUNDING

a. System and equipment grounding will be provided. All switchboards, distribution panels, transformers, motor starters, panelboards, power wiring systems, MDF and IDF rooms, etc., will be effectively grounded.

J. LEED COMMISSIONING:

1. Project will pursue LEED v4 Enhanced Commissioning. Contractor shall include time and scope to accommodate the commissioning process.

F. TESTING AND INSPECTION

1. Final testing and inspection of electrical equipment and systems will be in accordance with project specifications.
2. Acceptance testing of the Emergency systems will be conducted in accordance with NFPA 70 and the City of Chicago Electrical Code.

G. MECHANICAL EQUIPMENT CONNECTIONS:

1. Service to all mechanical equipment, electric heating coils, domestic water heaters, unit heaters, cooling tower immersion heaters, duct heaters/fan powered boxes, fan coil units, thermostats, etc., including furnishing of all electrically associated devices such as disconnect switches, contactors, magnetic or manual starters, lock out switches, etc., which are not furnished under the Mechanical Plumbing and Fire Protection Sections

H. EMERGENCY LIGHTING SYSTEM AND ILLUMINATED EXIT SIGNS:

1. The code required emergency system shall be provided through a listed UL924 emergency inverter.
2. Maintain at least 1 footcandle (fc) average along all egress paths, with a minimum of 0.1 fc at any point. The maximum-to-minimum illumination ratio should not exceed 40:1
3. Emergency lighting must remain operational for at least 90 minutes after loss of normal power.
4. Install emergency lighting in all exit access areas, exits, exit discharges, corridors, stairways, and immediately outside exit doors
5. Provide exit signs per Chicago Building Code. Exit signs must clearly mark all exit routes and be visible from any direction of egress travel. Place signs so that no

point in an exit access corridor or passageway is more than 100 feet from the nearest visible exit sign.

I. ELECTRIC SNOW MELTING

1. The requirement of electric snow melt for the following must be further identified:
   a. Exterior sidewalk to the parking
   b. Exterior driving ramp

K. ELECTRIC VEHICLE CHARGING

a. 20% of the total parking spaces must be either EVSE-ready or EVSE installed.
b. EV installation shall include Level 2 charging stations at 32 FLA, 208V, 1PH, 3W with a dedicated 40A/2P circuit breaker.
c. Power for the charging stations will be distributed via dedicated EV power distribution panels.
d. Location of chargers and power requirements will be coordinated with Architect and the equipment supplier.
e. Quantity of parking spaces on EVC:
i. 40 parking spots total x 20% per code = 8 total spots on EVC Stations
f. *EVC Demand Management* is a concept that monitors all 'in use' chargers and allows for normal vehicle recharge times until the electrical supply system capacity is met.
   i. Once this maximum capacity is reached, and another EVC is called into use, every active recharge is 'slowed down' so all are accommodated.
   ii. Slowing everyone down so everyone is accommodated is common in personal cellular data plans.
   iii. *Demand Management* allows this project to provide a reasonable size electric service for the garage as not all EVCs will be charging full load all the time. *Demand Management* is new technology for the EVC systems manufacturers and without code may require the excessive size. More information will be developed during the next step of the design.

L. BUILDING AUTOMATION SYSTEM:

i. Provide power/conduit as needed to any BMS/BAS unit.
ii. Integrate the BMS to continuously monitor and optimize HVAC, lighting, and other building systems to reduce energy consumption and support LEED credits for energy performance and advanced energy metering.
iii. Use real-time analytics and automated controls to identify inefficiencies and adjust operations for maximum energy savings.
iv. Enable 24/7 monitoring of critical thermal comfort parameters to support LEED requirements for occupant well-being.

v. Ensure the BMS can generate reports and performance data required for LEED documentation and ongoing performance verification.
vi. Design the BMS to meet all state and local applicable energy codes (e.g., ASHRAE, IECC) and LEED prerequisites, including minimum program requirements and sustainable operations policies.

M. FIRE ALARM SYSTEM
i. Provide an addressable intelligent fire alarm control panel (FACP) with full system monitoring and event logging.
ii. The system shall have the capability to identify and display the exact location of any initiating device in alarm, trouble, or supervisory condition.
iii. Provide addressable smoke detectors, heat detectors, and manual pull stations in all required locations as per NFPA 72 and local code.
iv. The system shall have audible and visual notification appliances (horns, strobes) installed in all occupied and public areas, meeting ADA and code requirements. Provide addressable relay and control modules for integration with HVAC shutdown, elevator recall, and magnetic door holder release.
v. The system shall have a backup power supply capable of 24 hours standby operation and 5 minutes in full alarm mode.
vi. Provide short circuit isolators on all device loops to ensure system reliability in the event of a wiring fault.
vii. The system shall have remote annunciator panels at main building entrances and other required locations for emergency personnel.
viii. Provide programming for zoned and phased evacuation sequences as indicated on the plans.
ix. The system shall have connectivity to a UL-listed central station for 24/7 remote monitoring and emergency response notification.
x. Provide complete testing, commissioning, and certification of the fire alarm system in accordance with NFPA 72 and local authority requirements.

5 LEED & Chicago SDP GOALS

LEED:

The project has been registered with GBCI under LEED BD+C New Construction, version 4/4.1. The Design Team has developed strategies to target 55 points, with an additional 10 points currently listed as "Maybe," pending confirmation in future design phases. Meanwhile, 47 points have been deemed impractical to pursue.

Since LEED Silver certification requires 50 points and LEED Gold requires 60, the project is well-positioned to achieve Silver and remains within reach of Gold. A LEED checklist and accompanying narrative have been provided to outline the strategies identified as achievable.

Chicago Sustainable Development Policy:

In addition to LEED certification, the project must comply with the Chicago Sustainable Development Policy (SDP), a point-based system that assigns values to sustainability strategies and building certifications for projects receiving City funding or zoning approvals. There are two compliance pathways, each requiring a total of 100 points. Under Pathway 1, LEED Silver Certification must be paired with 100 points earned from the SDP menu options. Under Pathway 2, LEED Gold Certification automatically contributes 80 points, leaving 20 points to be selected from the Pathway 2 menu. Furthermore, the Public Building Commission (PBC) has specified two mandatory criteria for the project: "Bird Protection" and "Exceed Energy Transformation Code by 10%." A matrix has been provided to outline the strategies that are readily achievable and to illustrate both compliance pathways.

To satisfy the "Bird Protection" requirement, the Design Team proposes applying a laser-etched pattern to the #1 surface of the glazing, enhancing visibility for birds. Additionally, a preliminary energy model has been developed using key project inputs to evaluate compliance with the Chicago Energy Transformation Code. The model indicates that the project is on track to exceed the baseline performance by 18%, surpassing the required 10% improvement threshold.

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: **DFSS Bronzeville Reginal Senior Center**

8/8/2025

Y	?	N			
1			Credit	Integrative Process	1

13	1	2	**Location and Transportation**		16
		16	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1	1		Credit	**High Priority Site, LEED v4.1**	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
		1	Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	**Electric Vehicles LEED v 4.1**	1

3	1	6	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
		3	Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

4	1	6	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
1	1	4	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

12	1	20	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
5		1	Credit	Enhanced Commissioning	6
5	1	12	Credit	**Optimize Energy Performance, LEED v 4.1**	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets	2

6	2	5	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	**Building Product Disclosure and Optimization - Environmental Product Declarations, LEED v4.1**	2
1	1		Credit	**Building Product Disclosure and Optimization - Sourcing of Raw Materials, LEED v4.1**	2
1	1		Credit	**Building Product Disclosure and Optimization - Material Ingredients LEED v4.1**	2
2			Credit	Construction and Demolition Waste Management	2

9	3	4	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	**Enhanced Indoor Air Quality Strategies LEED v4.1**	2
3			Credit	**Low-Emitting Materials, LEED v4.1**	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
		3	Credit	Daylight	3
1			Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

6	0	0	**Innovation**		6
5			Credit	Innovation; Bird Protection, Green Education, LED Lighting, Others	5
1			Credit	LEED Accredited Professional	1

1	1	4	**Regional Priority**		6
1			Credit	Regional Priority: Advanced Energy Metering	1
	1		Credit	Regional Priority: High Priority Site	1
		1	Credit	Regional Priority: Enhanced Indoor Air Quality Strategies	1
		1	Credit	Regional Priority: Site Development: Protect or Restore Habitat	1
		1		Regional Priority: Rainwater Management	1
		1	Credit	Regional Priority: Building Life-Cycle Impact Reduction	1

55	10	47	**TOTALS**	Possible Points:	112

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

DFSS Bronzeville Senior Cener

LEED v4 / 4.1 New Construction BD+C

LEED Detailed Matrix

8/8/2025

	Pre-Requisite / Credit	YES	?	NO	Poss.	Responsibility	Strategy	Notes
IP	**INTEGRATIVE PROCESS**							
	Integrative Process	**1**			1	Design Team, User, Owner	Energy Related Systems: Provide SD energy model for decision making. Water Systems: Evaluate options in SD. Building Orientation and Massing studies.	SD Energy Model provided by Milhouse. Water Systems evaluated by Milhouse.
LT	**LOCATION AND TRANSPORTATION**	13	1	2				
	LEED for Neighborhood Development Location			16	16	-		Not Applicable
	Sensitive Land Protection	**1**			1	AOR	Option 1: Locate the development footprint on land that has been previously developed.	Site has no current building but it certainly was previously developed.
	High Priority Site, LEED v4.1	**1**	**1**		2	-	Option 1: Path 1; Economically Disadvantaged Community Location; Option 2: Equity and Community Benefits; very likely as this is a Senior Center	Census data needs to be reviewed for Option 1. For Option 2, this is a new center to serve Seniors in the Community. DFSS is a City Organization to assist Seniors.
	Surrounding Density and Diverse Uses	**3**			3	AOR	Option 1 (2-3 pts): locate on a site whose surrounding existing density is w/in 1/4 mile radius of the project boundary meeting values in Table 1.	Diagrams done to confirm the points are possible.
		2			2	AOR	Option 2 (1-2 pts): Construct a bldg's entrance w/in 1/2 mile walking distance of the main entrance of 4-7 (1pt) or 8+ (2pts) existing publicly available diverse uses.	Diagrams done to confirm the points are possible.
	Access to Quality Transit	**5**			5	AOR	Verify public transit type and frequency of trips. CTA Green Line is adjacent to site and achieves all possible points.	Diagrams done to confirm the points are possible.
	Bicycle Facilities	**0**		1	1	-		There is no shower in the scope. This credit will no be pursued.
	Reduced Parking Footprint	**0**		1	1	-		The zoning requirement for parking is very low making this point unachievable.
	Electric Vehicles, LEED v4.1	**1**			1	AOR / EOR	Option 2: Electric Vehicle Ready Infrastructure; 10% of parking spaces or at least (6) spaces EV Ready.	City of Chicago Code requires 20% of parking spaces to be EV Ready so this point is achieved by meeting Chicago Ordinance.
SS	**SUSTAINABLE SITES**	3	1	6				
	Construction Activity Pollution Prevention	Req'd	-	-	-	Civil Engineer / GC	Create and implement an erosion and sedimentation control plan for all construction activities associated with the project.	
	Site Assessment (Linked to Integrative Process, Sensitive Land Protection)	**1**			1	AOR	Site Assessment of the following must be described in a narrative, site assessment worksheet or Site map: Topography, Vegetation, Hydrology, Climate, Soils, Human Use, and Human Health Effects	
	Site Development Protect or Restore Habitat (Linked to Site Assessment and Integrative Process)			2	2	-	There is no path forward to get this point.	
	Open Space			1	1	-	This is no path forward to get this point, the outdoor garden is the only open space and the area is not sufficient.	
	Rainwater Management			3	3	-	Path 3, Zero Lot Line Projects; This needs to be determined, is it economically viable to meet this point? There is a storm trap that can be used for water collection.	This credit will not be pursed after consideration due to cost and other complexities.
	Heat Island Reduction (Roof / Non roof)	**2**			2		Option 1: Nonroof measures AOR to ensure specs indicate high SRI to meet requirements. Calculation indicates compliance by using permeable pavers in the parking islands and asphalt in the driveway.	5,200/.5 +25,000/.75 > 15,981 + 25,000 43,733 sf > 40,981 sf Another Option; Could be 100% light colored concrete and not have pavers.
	Light Pollution Reduction		**1**		1			Difficult to achieve, project still needs to use full cutoff luminaires for Bird Protection.

	Pre-Requisite / Credit	YES	?	NO	Poss.	Responsibility	Strategy	Notes
WE	**WATER EFFICIENCY**	4	1	6				
	Outdoor Water Use Reduction	Req'd	-	-	-	EOR	Option 1: No Irrigation	
	Indoor Water Use Reduction	Req'd	-	-	-	EOR	Milhouse has indicated project meets requirement	
	Building-Level Water Metering	Req'd	-	-	-	EOR / DFSS	Letter of intent from DFSS to share utility data with USGBC. Meters included in the project support this prereq.	
	Outdoor Water Use Reduction	**2**			2	EOR	Option 1: No irrigation or use of rainwater for irrigation	
	Indoor Water Use Reduction	**1**	**1**	4	6	EOR	Milhouse confirmed (2) points is achievable for indoor water use reduction.	Calculations to be performed by EOR.
	Cooling Tower Water Use			2	2		Not applicable, there is no cooling tower.	
	Water Metering	**1**			1	EOR	Milhouse confirmed cold water to fixtures and cold water to domestic heaters to be metered.	
EA	**ENERGY & ATMOSPHERE**	12	1	20				
	Fundamental Commissioning and Verification	Req'd	-	-	-	PBC / Cx	PBC will include a Cx on the project in the next phase.	
	Minimum Energy Performance	Req'd	-	-	-	Energy Modeling	Comply w ASHRAE 90.1-2016 OR Beat ASHRASE 90.1-2010 by 5%	Achieved, see Energy Model.
	Building-Level Energy Metering	Req'd	-	-	-	DFSS	DFSS to commit to sharing electric meter data with USGBC, the building does not have natural gas.	
	Fundamental Refrigerant Management	Req'd	-	-	-	EOR	EOR to confirm no CFC based refrigerants	
	Enhanced Commissioning	**5**		1	6	PBC / Cx	PBC to add Cx to the project. Monitoring based commissioning assume not to be provided. All other enhanced commissioning to be included including envelope.	
	Optimize Energy Performance, LEED v4.1	5	1	12	18	EOR	Whole Building Energy Simulation; Energy Model indicates 19% reduction when compared to ASHRAE 90.1-2016. See Energy Model text.	Energy model used to compare LEED v4 and LEED v4.1 requirements. LEED v4.1 will result in more points.
	Advanced Energy Metering	**1**			1	EOR	Milhouse indicated this point is achievable.	
	Demand Response			2	2	-	Not practical for a Senior Center that functions as a warming and cooling center.	
	Renewable Energy Production			3	3	-	Not attempted. Not cost effective.	
	Enhanced Refrigerant Management	**1**			1	EOR	Option 2: Calculation of refrigerant impact. No CFC based refrigerants will be included in the project.	
	Green Power and Carbon Offsets			2	2	-	Not attempted.	
MR	**MATERIALS AND RESOURCES**	6	2	5				
	Storage & Collection of Recyclables	Req'd	-	-	-	AOR	Include plan in specifications Provide dedicated areas accessible to waste haulers and bldg occupants for the collection & storage of recyclable mtrls for entire bldg. Recyclables must include: mixed paper, corrugated cardboard, glass, plastics, metals. Must also include 2 of the following: batteries, e-waste, mercury lamps.	
	Construction & Demolition Waste Mgmt. Planning	Req'd	-	-	-	GC	Include plan in specifications. Contractor responsibility, construction submission	
	Building Life Cycle Impact Reduction			5	5	-	Cost prohibitive. Not attempted	
	Environmental Product Declaration, LEED v4.1	**2**			2		Points are achievable	
	Sourcing of Raw Materials, LEED v4.1	**1**	**1**		2		Points are achievable	
	Material Ingredients, LEED v4.1	**1**	**1**		2		Points are achievable	
	Construction Waste Management Plan	**2**			2		City of Chicago requires waste management.	

	Pre-Requisite / Credit	YES	?	NO	Poss.	Responsibility	Strategy	Notes
EQ	**INDOOR ENVIRONMENTAL QUALITY**	9	3	4				
	Minimum Indoor Air Quality Performance	Req'd	-	-	-	EOR	Ventilation: Mech. Ventilation Spaces Option 1: ASHRAE Standard 62.1-2010	
	Environmental Tobacco Smoke Control	Req'd	-	-	-	DFSS	Prohibit smoking inside the building and around the site except in designated compliant smoking areas.	
	Enhanced Indoor Air Quality Strategies, LEED v4.1	**1**	**1**		2	EOR	3 strategies for 1 point 6 strategies for 2 points	EOR to confirm strategies.
	Low-Emitting Materials, LEED v4.1	**3**			3	AOR / GC	Select 2-5 product categories that meet required % of VOC emissions OR inherently non-emitting sources criteria	Credit is achievable based on recent projects.
	Construction Indoor Air Quality Management Plan	1			1	GC	Develop IAQ management plan for specifications.	
	Indoor Air Quality Assessment	**1**	**1**		2	EOR / GC		PBC interested in pursuing, flush out, testing as a maybe.
	Thermal Comfort	**1**			1	EOR	Milhouse indicated this point is achievable based on zoning control of the AHUs.	
	Interior Lighting	**1**	**1**		2	EOR	Meet 1 Strategy for 1 pt. and 3 strategies for 2 pts: Glare control, Color rendering, lighting control, and surface reflectivity.	EOR to confirm strategies.
	Daylight			3	3	-	Not practical for this project.	
	Quality Views	**1**			1	AOR	Achieve a direct line of sight to the outdoors for 75% of all regularly occupied spaces.	Project includes enough perimeter glazing. AOR to confirm.
	Acoustic Performance			1	1	-	Possible but perhaps not easy with the various moveable partitions and flexible / open spaces.	
ID	**INNOVATION / EP**	6	0	0				
	Pilot Credit - Low Mercury Lamping	**1**			1	EOR	100% LED Lighting	
	Green Education	**1**			1	AOR	Green Education Design by AOR	
	Exemplary Performance: BPDO EPD	**1**			1	AOR / GC	AOR to collect EPDs as submittals are received	
	All-Gender Restroom	**1**			1	AOR	Pilot Credit	
	Bird Protection	**1**			1	AOR	Part of Chicago SDP Requirements by PBC	
	LEED Accredited Professional	**1**			1	Desing Team Member	LEED AP credentials to be uploaded to LEED online	
RP	**REGIONAL PRIORITY**	1	1	4				
	Advanced Energy Metering	**1**				EOR		
	High Priority Site		**1**					
	Enhanced Indoor Air Quality Strategies			1				
	Site Dev.: Protect or Restore Habitat			1				
	Rainwater Management			1				
	Building Life Cycle Impact Reduction			1				
		55	**10**	**47**				

LEED Silver: 50 to 59

LEED Gold: 60 to 79

Chicago Sustainable Development Policy (2024)

Strategy Menu and Third-Party Building Certifications

	Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
	A. Bird Protection				
*	A.1	Bird Protection (Basic)	20	Y	Y
	~~A.2~~	~~Bird Protection (Enhanced)~~	~~30~~	~~Y~~	~~Y~~
	B. Energy				
	~~B.1~~	~~Exceed Energy Transformation Code (5%)~~	~~20~~	~~Y~~	~~N~~
*	B.2	Exceed Energy Transformation Code (10%)	30	Y	N
	~~*B.3*~~	~~*Rooftop Solar-Ready Construction**~~	~~*5*~~	~~*Y*~~	~~*Y*~~
	~~*B.4*~~	~~*On-Site Renewable Energy Provision of 5-10%**~~	~~*10*~~	~~*Y*~~	~~*Y*~~
	~~*B.5*~~	~~*On-site Renewable Energy Provision of 10-20%**~~	~~*20*~~	~~*Y*~~	~~*Y*~~
	~~*B.6*~~	~~*On-site Renewable Energy Provision of > 20%**~~	~~*30*~~	~~*Y*~~	~~*Y*~~
	B.7	Building Electrification	30	Y	N
	B.8	Maximum 40% Glass Facade	10	Y	N
	B.9	Meet ComEd New Construction Best Practices	20	Y	N
	C. Landscape and Green Infrastructure				
	~~C.1~~	~~Green Roof (>50%)~~	~~10~~	~~Y~~	~~Y~~
	~~C.2~~	~~Green Roof (100%)~~	~~20~~	~~Y~~	~~Y~~
	~~C.3~~	~~Productive Landscapes~~	~~5~~	~~Y~~	~~Y~~
	~~C.4~~	~~Native Landscapes~~	~~5~~	~~Y~~	~~Y~~
	C.5	Tree Health	5	Y	Y
	~~*C.6*~~	~~*Industrial Landscaped Buffer**~~	~~*10*~~	~~*Y*~~	~~*Y*~~
	~~C.7~~	~~Non-toxic Pavement Sealants~~	~~5~~	~~Y~~	~~Y~~
	~~C.8~~	~~Naturalize River Edge~~	~~10~~	~~Y~~	~~Y~~
	~~C.9~~	~~Exceed River Setback for Naturalized Spaces~~	~~5~~	~~Y~~	~~Y~~
	~~C.10~~	~~Aquatic River Habitat~~	~~10~~	~~Y~~	~~Y~~

Third-party Building Certification Program	Points
LEED Gold	80
LEED Platinum	90
LEED Zero	95
Three Green Globes	80
Four Green Globes	90
Green Globes Journey to Net Zero Carbon / Net Zero Energy	95

Third-party Building Certification Program	Points
PHIUS	90
PHIUS Zero	95
ILFI Living Building Challenge	90
ILFI Zero Energy	95
Enterprise Green Communities	80
National Green Building Standard Gold	70
National Green Building Standard Emerald	80

Pathway 1: LEED Silver, 100 Points Required: Credits w green box are achievable and can contribute to the 100 point total.

Pathway 2: LEED Gold, 20 Points Required in addition to the 80 points achieved for LEED Gold: Credit with yellow highlight are achievable and can contribute to the 20 points needed.

* A.1 Bird Protection (Basic) and B.2 (Exceed Energy Transformation Code (10%) are PBC project requirements.

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
D. Public Health and Community Benefits				
~~D.1~~	~~WELL Building Standard~~	~~50~~	~~Y~~	~~Y~~
~~D.2~~	~~Fitwel Certification~~	~~30~~	~~Y~~	~~Y~~
~~D.3~~	~~100% on-site ARO~~	~~10 to 15~~	~~Y~~	~~Y~~
~~*D.4*~~	~~*Air Quality Monitoring**~~	~~*10*~~	~~*Y*~~	~~*Y*~~
~~D.5~~	~~Indoor Air Quality~~	~~5~~	~~Y~~	~~Y~~
~~*D.6*~~	~~*Cleaner Industrial Operations Equipment**~~	~~*5*~~	~~*Y*~~	~~*Y*~~
~~D.7~~	~~Cleaner Construction Equipment~~	~~5~~	~~Y~~	~~Y~~
D.8	Community Resiliency Asset	10 to 15	Y	Y
D.9	*Workforce Development**	*10*	*Y*	*Y*
~~D.10~~	~~Exceed Requirements for Accessible Dwelling Units~~	~~5~~	~~Y~~	~~Y~~
E. Stormwater				
~~E.1~~	~~Sump Pump Capture and Reuse~~	~~5~~	~~Y~~	~~Y~~
~~*E.2*~~	~~*Exceed Stormwater Ordinance by 25%**~~	~~*10*~~	~~*Y*~~	~~*Y*~~
~~*E.3*~~	~~*Exceed Stormwater Ordinance by 50%**~~	~~*20*~~	~~*Y*~~	~~*Y*~~
~~E.4~~	~~100% Stormwater Infiltration~~	~~40~~	~~Y~~	~~Y~~
~~E.5~~	~~100-year Detention for Lot-to-Lot buildings~~	~~25~~	~~Y~~	~~Y~~
~~E.6~~	~~100-year Detention for Bypass~~	~~5~~	~~Y~~	~~Y~~
F. Transportation				
~~F.1~~	~~Divvy Bikeshare Sponsorship~~	~~5~~	~~Y~~	~~N~~
~~F.2~~	~~Residential Bike Parking Facilities~~	~~5~~	~~Y~~	~~N~~
~~F.3~~	~~Non-Residential Bike Parking Facilities~~	~~5~~	~~Y~~	~~N~~
~~F.4~~	~~EV Charging Stations 30%~~	~~5~~	~~Y~~	~~N~~
~~F.5~~	~~EV Charging Stations Fast Charger~~	~~10~~	~~Y~~	~~N~~
F.6	EV Charger Readiness (Basic)	5	Y	N
~~F.7~~	~~EV Charger Readiness (Enhanced)~~	~~10~~	~~Y~~	~~N~~
~~*F.8*~~	~~*Commercial EV Fleet Readiness**~~	~~*10*~~	~~*Y*~~	~~*Y*~~
~~F.9~~	~~CTA Digital Display~~	~~5~~	~~Y~~	~~Y~~
G. Waste				
G.1	80% Waste Diversion	5	Y	N
~~G.2~~	~~80% Waste Diversion + 10% reuse~~	~~10~~	~~Y~~	~~N~~
H. Water				
H.1	Indoor Water Use Reduction (25%)	5	Y	N
~~H.2~~	~~Indoor Water Use Reduction (40%)~~	~~10~~	~~Y~~	~~N~~
Sustainability Excellence & Innovation				
~~-~~	~~Sustainability Excellence and Innovation~~	~~5 to 20~~	~~Y~~	~~Y~~

DFSS Bronzeville Regional Senior Center
100% SD Chicago SDP Matrix Strategy
08/08/25

	City of Chicago							
	Sustainable Development Policy -2024							
	DFSS Bronzeville Regional Senior Center							
	New Construction Projects							
			Menu Strategies					
						Notes:	**Pathway 1**	**Pathway 2**
	A		**Bird Protection**					
		A.1	Basic Bird Protection	20	Points	Required by PBC	Y	Y
	B		**Energy**					
		B.2	Exceed ETC by 10%	30	Points	Required by PBC	Y	N
		B.7	Building Electrification	30	Points	PBC to Confirm	Y	N
		B.8	Maximum 40% Glass Façade	10	Points	Design Meets Requirement	Y	N
		B.9	Meet ComEd New Const. Best Practices	20	Points	Required by PBC	Y	N
	C		**Landscape & Green Infrastructure**					
		C.5	Tree Health	5	Points	Simple Strategy	Y	Y
	D		**Public Health & Community Benefits**					
		D.8	Community Resiliency Asset	10	Points	Nature of Senior Center	Y	Y
		D.9	Workforce Development	10	Points	This will be done by PBC	Y	Y
	E		**Stormwater**					
	F		**Transportation**					
		F.6	EV Charger Readiness Basic	5	Points	Only, if needed.	Y	N
	G		**Waste**					
		G.1	Waste Diversion	5	Points	Only, if we need this	Y	N
	H		**Water**					
		H.1	Indoor Water Use Reduction (25%)	5	Points		Y	N
			Total Points	**150**	**Points**			
	Pathway 1		LEED Silver: Must meet 100 points min.	150	Points	Complies (all items in table)		
	Pathway 2		LEED Gold: Must meet 20 points min.	45	Points	Complies (only yellow highlighted items for Pathway 2)		

Meeting Minutes Memorandum LEED Meeting

Project: DFSS Regional Senior Center
Meeting Date: July 25, 2025
Meeting Location: Virtual Teams
Memo Date: August 12, 2025
Attendees:

Kerl LaJeune	PBC, Director of Planning and Design
Keisha Johnson	PBC, Design Manager
Deeta Bernstein	PBC, Sustainability Manager
Miriam Gutierrez	PBC, Project Manager
Ahmad Anbari	Milhouse Engineering
Bradley Kieltyka	Milhouse Engineering
Matthew Antkowiak	Milhouse Engineering
Aram Garbooshian	RADA Architects

The following are summaries of the various discussions and directions:

	The LEED / Sustainability Charrette was held to discuss the schematic design and sustainability goals for the DFSS Bronzeville Senior Center.	Note / Action
A	**Introduction**	
	1. Introduction of the project was made, meeting parties include PBC, RADA Architects, Milhouse Engineering. 2. RADA explained the project has been registered with the GBCI under LEED v4 / 4.1.	-
B	**Chicago Sustainable Development Policy**	
	1. RADA presented the two compliance pathways for the Chicago SDP Policy. a. Pathway 1: LEED Silver – 100 Menu Points b. Pathway 2: LEED Gold – 100 Menu Points (80 Pts for Gold + 20 Pathway 2 Menu Points) 2. The various strategies discussed resulted in 150 possible points, far exceeding the required 100-point threshold. a. **A.1, Bird Protection**, (Basic) 20 Points: This is a PBC requirement for the project. It will be achieved by providing an etching on the #1 surface of the glazing in a pattern meant to protect birds from collisions and meeting all credit specific rules. b. **B.2, Exceed Energy Transformation Code** (10%), 30 points: This is a PBC requirement for the project. Milhouse indicated the schematic design energy model is nearing finalization. Based on preliminary assessments, achieving a performance that exceeds the requirements of the Chicago Energy Transformation Code (CETC) by 10% is feasible.	**PBC to discuss w/ 2FM on all Electric Building**

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	c. **B.7, Building Electrification,** 30 points: RADA / Milhouse explained the project is designed to be 100% electric, with no gas service, including roof top units, water heaters and warming kitchen range. PBC said they would need to review the 100% electric building concept with 2FM the operations group that will be maintaining the building. d. **B.8, Maximum 40% Glass Façade**, 10 points: RADA explained the design of the building is just over 30% glazed, making this achievable. e. **B.9, Meet ComEd New Construction Best Practices,** 20 points; PBC said to include this item as they work with ComEd on energy incentives and best practices as a part of their development process. f. **C.5 Tree Health,** 5 points: RADA suggested meeting the criteria for this credit, which is aimed at best practices for Parkway tree health. The requirements are not a big investment and provide a lasting asset, new trees that do not die off within a few years. g. **D.8 Community Resilience Asset,** 10-15 points**:** PBC suggested adding this item as the Senior Center should meet the criteria. h. **D.9 Workforce Development,** 10 points: PBC said to include this item since they provide specific workforce goals for the project development. i. **F.6 EV Charger Readiness (Basic),** 5 points: The project design does not currently meet the requirements but if an additional 5 points are needed it's possible to add EV infrastructure to a few more parking stalls. j. **G.1 80% Waste Diversion,** 5 points: The objective of this project is to achieve a 75% waste diversion rate, which qualifies for two credits under LEED MR Credit: Construction and Demolition Waste Management. If five additional points are required under the Chicago Sustainable Development Policy (SDP), the diversion rate can be increased to 80% to meet that target. k. **H.1 Indoor Water Use Reduction (25%),** 5 Points: Milhouse expects indoor water use reduction to be 30%.	
C	**LEED Credits / Checklist**	
	1. RADA presented the project checklist of LEED points, explaining which points were achievable based on various measures, calculations, research, and past project experience. 2. PBC provided feedback based on project goals, ownership criteria and their experience developing recent projects in Chicago. 3. Discussion on specific points are below: a. **LT High Priority Site:** RADA explained the Senior Center being a community center and a warming / cooling center should meet the criteria for High Priority Site; this will need to be further researched in the next project phase and possibility discussed with the USGBC for credit interpretation. b. **SS Rainwater Management**: RADA explained the project stormwater system will include a "storm-trap" under the parking lot and the captured rainwater could be used for irrigation. PBC did not want to pursue this, there is cost associated with pumping the water from the storm-trap, water quality measures to negotiate and future maintenance cost to consider. RADA to move this to the "no" column.	

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	c. **SS Heat Island Reduction:** RADA explained the design of asphalt drives with permeable paver parking stalls, along with the reflective roof will meet 2 points. PBC noted another option is to use concrete for the entirety of the site parking area, removing asphalt and perm. pavers but the downside is the storm-trap would need to get larger. The next team has options to meet this credit, RADA to leave design as is. d. **SS Light Pollution Reduction:** RADA explained this credit can be difficult to achieve and suggested listing in the "no" category. PBC requested to list in the "maybe" column. e. **Indoor Water Use Reduction:** Milhouse indicated two points with a 30% reduction of indoor water use is achievable. PBC cautioned that it's harder to achieve on a building like this and to list 1 point in the "yes" column and 1 point in the "maybe" column. f. **EA Enhanced Commissioning:** PBC indicated a Cx will be hired in the next project phase, and five points will be achievable, pursing all points except "monitoring". g. **EA Optimize Energy Performance**: Milhouse to complete the energy model and evaluate the LEED v4 and v4.1 criteria, noting that the v4 requirements references the March 2024 update. h. **EA Advanced Energy Metering**: Milhouse indicated this credit is achievable. i. **MR Credits**: PBC and RADA agreed the LEED v4.1 credits are best pursued for the EPD credits. j. **IEQ Indoor Air Quality Management Plan:** PBC said testing prior to occupancy has been done in the past and to add one extra point to the "maybe" column. k. **Innovation:** PBC asked for five points to be listed and mentioned Bird Protection could be used as an Innovation Credit. Other options discussed, Green Education, 100% LED Lighting and All Gender Restroom Pilot Credit. l. **Regional Priority Credits:** PBC requested all the RP credits to be listed on the spreadsheet. 4. The LEED checklist has been updated and is provided as an attachment.	

By: Aram Garbooshian, Principal
RADA Architects

The preceding information is the writer's understanding of the matters discussed, and the conclusions reached in a summary format. This will become a part of the project record documents and is the basis upon which we will proceed. Concurrence is presumed unless the writer receives prompt notice of additions or corrections within seven days (7) of the transmitted date.

Attachments: Updated LEED Checklist
Updated LEED Narrative
Updated Chicago SDP Matrix
Updated Chicago SDP Table
Final SD Energy Model

CC: All Attendees

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8/15/2025

DFSS BRONZEVILLE REGIONAL CENTER SCHEMATIC DESIGN ENERGY MODEL

MILHOUSE ENGINEERING & CONSTRUCTION

https://milhouseinc.com/ 333 S Wabash Ave, Suite 400, Chicago, IL 60604
(571) 327-5800

CBP DFSS Bronzeville Regional Center Energy Model Report

Date: Thursday, August 14, 2025

Subject: CBP DFSS Bronzeville Regional Center Energy Model Report

1 General Requirements

1.1 Purpose

The purpose of this energy model is assist in the title building achieving the LEED goals. Currently, the design team is weighing which version of LEED, v4.0 or v4.1 is more worthwhile to pursue. As such, the proposed is evaluated versus the ASRAE 90.1 2016 and 2010 baseline buildings. Also, it is a PBC requirement that the building energy model exceed the ASRAE 90.1 2019 performance by 10%, in accordance with the Chicago Energy Transformation Code. The project is located in Climate zone 5A. The model was created in Trane TRACE 700.

2 Building Envelope

2.1 Construction Materials

Table 1 below shows the ASHRAE 90.1 baseline values, as well as the proposed building envelope values.

Table 1: Building Envelope Values

	ASHRAE 90.1 2010	ASHRAE 90.1 2016	ASHRAE 90.1 2019	Proposed Value
Exterior Wall U value	0.064	0.055	0.055	0.047
Exterior Door U value	0.70	0.68	0.068	0.068
Roof Assembly U value	0.055	0.037	0.037	0.022
Vertical Glass U value	0.45	0.38	0.36	0.32
Vertical Glass Shading Coefficient	0.5*	0.436*	0.475*	0.34
Skylight Glass U Value	1.17	0.5	0.5	0.44
Skylight Glass Shading Coefficient	0.487*	0.68*	0.5*	0.45

*Shading coefficients have been converted from SHGC.

3 Mechanical

3.1 System Description

The building is served by (4) DX cooled, electric heat packaged VAV rooftop units. HP-1 serves the first floor office and community spaces. HP-2 Serves the dining area. HP-3 serves the patio, and HP-4 serves the whole second floor. HP-2, 3 and 4 are complete with energy recover wheels to preheat the OA using system exhaust. All 4 units are equipped with airside economizers. All units have electric baseboard as perimeter heat, primary heating source. Units 1,2, & 4 have electric reheat terminal VAV boxes as a second stage of heating. The baseline system is modeled using system type 6, a packaged RTU with PFPBs and electric heat.

4 Lighting

4.1 System Description

Currently, the lighting power density employs the whole building area method. The building use case is a combination of a health-care clinic and office from table G3.8, which have a power density of 1 W/sqft. The power densities of the proposed are at a power density of 0.8 W/sqft.

5 Plumbing

5.1 System Description

The domestic water heater system is electric heat, using an assumed value of 35 kW and are identical in the baseline and proposed models. The final values for the domestic water load are pending the final warming kitchen design.

6 Outputs

6.1 Summary of Outputs

The below table 2 summarizes the building energy consumption of the proposed and baseline buildings, as well as the percentage of energy consumed by the proposed building relative to each baseline.

Table 2: Summary of Outputs

	ASHRAE 90.1 2010	ASHRAE 90.1 2016	ASHRAE 90.1 2019	Proposed Value
Energy Consumption (Btu 10^6 / yr)	3073	2,812	2788	2,275
% Better than ASHRAE 90.1 2010	-	-	-	25.9%
% Better than ASHRAE 90.1 2016	-	-	-	19.1%
% Better than ASHRAE 90.1 2019	-	-	-	18.4%

LEED uses two criteria when determining the number of points to award for energy optimization: Energy Cost and Greenhouse Gas reduction.

The proposed model and the baseline models are all electric buildings. Currently, a fixed electricity rate of 10 cents/kWh, meaning the energy improvements are identical to the percentages indicated in Table 2. This translates to 2 points for LEED v4, and 3 points for LEED v4.1.

Similarly, the greenhouse gas reduction is an assumed fixed utility grid rate structure based on 2023 data. The assumed grid is comprised of 54.89% Nuclear, 31.58% Fossil fuels (16% NG, 15.28% Coal, and 0.3% petroleum and other gases) and 13.53% renewable. Again, at this stage in the design the percentages are identical to the values listed in Table 2. These translate to 2 points for LEED v4 and 3 points for LEED v4.1.

In total, we expect the project to earn a total for 4 points in LEED v4 for “Optimize Energy Perforamnce” and a total of 6 points in LEED v4.1.

APPENDIX

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Energy Cost Budget / PRM Summary

By MILHOUSE

Project Name: DFSS Bronzeville Regional Center - 2010 Baseline	Date: July 28, 2025
City: Chicago, IL	Weather Data: Chicago Midway TMY3

Note: The percentage displayed for the "Proposed/ Base %" column of the base case is actually the percentage of the total energy consumption.

* Denotes the base alternative for the ECB study.

		* Alt-1 DFSS Senior Center Ene		
		Energy 10^6 Btu/yr	Proposed / Base %	Peak kBtuh
Lighting - Conditioned	Electricity	305.5	10	64
Space Heating	Electricity	785.3	26	1,185
Space Cooling	Electricity	583.1	19	503
Heat Rejection	Electricity	87.6	3	72
Fans - Conditioned	Electricity	259.5	8	141
Receptacles - Conditioned	Electricity	714.6	23	110
Stand-alone Base Utilities	Electricity	337.5	11	71
Total Building Consumption		**3,073.1**		

		* Alt-1 DFSS Senior Center Ene
Total	**Number of hours heating load not met**	4
	Number of hours cooling load not met	0

	* Alt-1 DFSS Senior Center Ene	
	Energy 10^6 Btu/yr	Cost/yr $/yr
Electricity	3,073.1	104,842
Total	**3,073**	**104,842**

Energy Cost Budget / PRM Summary

By MILHOUSE

Project Name: DFSS Bronzeville Regional Center - 2016 Baseline	Date: July 28, 2025
City: Chicago, IL	Weather Data: Chicago Midway TMY3

Note: The percentage displayed for the "Proposed/ Base %" column of the base case is actually the percentage of the total energy consumption.

* Denotes the base alternative for the ECB study.

		* Alt-1 DFSS Senior Center Ene		
		Energy 10^6 Btu/yr	Proposed / Base %	Peak kBtuh
Lighting - Conditioned	Electricity	351.2	12	74
Space Heating	Electricity	596.2	21	1,088
Space Cooling	Electricity	467.2	17	397
Heat Rejection	Electricity	81.1	3	65
Fans - Conditioned	Electricity	264.6	9	132
Receptacles - Conditioned	Electricity	714.6	25	110
Stand-alone Base Utilities	Electricity	337.5	12	71
Total Building Consumption		**2,812.4**		

		* Alt-1 DFSS Senior Center Ene
Total	**Number of hours heating load not met**	0
	Number of hours cooling load not met	0

	* Alt-1 DFSS Senior Center Ene	
	Energy 10^6 Btu/yr	Cost/yr $/yr
Electricity	2,812.4	95,947
Total	**2,812**	**95,947**

Energy Cost Budget / PRM Summary

By MILHOUSE

Project Name: DFSS Bronzeville Regional Center - 2019 Baseline	Date: July 28, 2025
City: Chicago, IL	Weather Data: Chicago Midway TMY3

Note: The percentage displayed for the "Proposed/ Base %" column of the base case is actually the percentage of the total energy consumption.

* Denotes the base alternative for the ECB study.

		* Alt-1 DFSS Senior Center Ene		
		Energy 10^6 Btu/yr	Proposed / Base %	Peak kBtuh
Lighting - Conditioned	Electricity	351.2	13	74
Space Heating	Electricity	592.3	21	1,090
Space Cooling	Electricity	443.5	16	376
Heat Rejection	Electricity	82.7	3	66
Fans - Conditioned	Electricity	266.1	10	137
Receptacles - Conditioned	Electricity	714.6	26	110
Stand-alone Base Utilities	Electricity	337.5	12	71
Total Building Consumption		**2,787.9**		

		* Alt-1 DFSS Senior Center Ene
Total	**Number of hours heating load not met**	0
	Number of hours cooling load not met	0

	* Alt-1 DFSS Senior Center Ene	
	Energy 10^6 Btu/yr	Cost/yr $/yr
Electricity	2,787.9	95,113
Total	**2,788**	**95,113**

Energy Cost Budget / PRM Summary

By MILHOUSE

Project Name: DFSS Bronzeville Regional Center - Proposed	Date: July 28, 2025
City: Chicago, IL	Weather Data: Chicago Midway TMY3

Note: The percentage displayed for the "Proposed/ Base %" column of the base case is actually the percentage of the total energy consumption.

* Denotes the base alternative for the ECB study.

		* Alt-1 DFSS Senior Center Ene		
		Energy 10^6 Btu/yr	Proposed / Base %	Peak kBtuh
Lighting - Conditioned	Electricity	280.9	12	59
Space Heating	Electricity	390.6	17	856
Space Cooling	Electricity	267.8	12	229
Heat Rejection	Electricity	56.1	2	41
Fans - Conditioned	Electricity	227.5	10	86
Receptacles - Conditioned	Electricity	714.6	31	110
Stand-alone Base Utilities	Electricity	337.5	15	71
Total Building Consumption		**2,275.0**		

		* Alt-1 DFSS Senior Center Ene
Total	**Number of hours heating load not met**	483
	Number of hours cooling load not met	219

	* Alt-1 DFSS Senior Center Ene	
	Energy 10^6 Btu/yr	Cost/yr $/yr
Electricity	2,275.0	77,595
Total	**2,275**	**77,595**

6 PROJECT MANUAL

A PLACE TO CONNECT, ENGAGE AND THRIVE



Public Building Commission of Chicago

RADA Architects
233 North Michigan Avenue, Suite 1900
Chicago, IL 60601
312-856-1970

PROJECT MANUAL FOR

DFSS Bronzeville Regional Senior Center
Project No. 10030

DATE: **August 15, 2025 – Issued for 100% Schematic Design**

DOCUMENT TITLE

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1 - GENERAL

1.1 WORK INCLUDES

A. Base Bid:

1. General Contractor: Provide rear ventilated rain screen assembly designed to drain water and condensation to the exterior as shown on the Drawings and specified herein. Work under this Section includes a complete pre-engineered system including the following:

   a. Fiber-reinforced cementitious panels.
   b. Girt sub-framing and girt panel supports.
   c. Thermal isolation girt sub-framing.
   d. Flashing, weather-seals, and formed metal trim.
   e. Fasteners and accessories.

B. Alternate Bids: NONE.

1.2 RELATED WORK

A. Specified Elsewhere:

1. Section 05 40 00 "Cold-Formed Metal Framing” for exterior wall framing.
2. Section 05 50 00 “Metal Fabrications” for trims and closures.
3. Section 06 16 00 "Sheathing” for exterior sheathing.
4. Section 07 21 00 “Thermal Insulation” for exterior wall insulation.
5. Section 07 27 26 “Fluid- Applied Membrane Air Barriers.”
6. Section 07 62 00 “Sheet Metal Flashing and Trim.”
7. Section 08 43 13 "Aluminum-Framed Storefronts" for exterior glazing.

1.3 QUALITY ASSURANCE

A. Fabricator/Installer Qualifications:

1. Installer shall be experienced in performing work with solid cladding panels in an exterior rainscreen system of similar type and scope. Supervisors and installers shall have a minimum 5 years’ experience of projects of similar type.

2. The installer shall be acceptable to the panel manufacturer.

B. Mockups:

1. Build mockup of a minimum of 25 linear feet including a corner condition as directed by Architect to set quality standards for fabrication and installation.
2. Mockups shall be provided and approved by the Architect prior to construction of the exterior rainscreen.
3. Mockup shall include insulation, supports, attachments, and accessories.

4. The mockup may remain in place as part of the permanent exterior pending approval of the mockup by the Architect.
5. Approval of the mockup does not constitute approval of deviations contained in the mockup from the Drawings and Specifications unless the Architect specifically approves such deviations in writing.

C. Pre-installation Meetings:

1. Conduct pre-installation meeting at project site to verify project requirements, substrate conditions, and manufacturers' installation instructions.

1.4 ACTION SUBMITTALS

A. Shop Drawings: Submit shop drawings showing anchor placement, joint locations, and complete pattern layout plan.

1. Include plans, elevations, sections, full-size details, and attachments to other work.
2. Include details of provisions for assembly expansion and contraction and for draining moisture occurring within the assembly to the exterior.
3. Include of each vertical-to-horizontal intersection of the exterior rain screen, showing the following:

a. Fiber-reinforced cementitious panels.
b. Girt sub-framing and girt panel supports.
c. Flashings, weather-seals, and formed metal trim.
d. Flashing and drainage.
e. Fasteners and accessories.
f. Interface with adjacent construction.
g. Connection to and continuity with thermal, weather, air, and vapor barriers.
h. Insect screen.
i. Shims.

B. Samples:

1. Exterior panels for each color and pattern specified, submit a minimum of three samples, 12" x 12" minimum size and of actual thickness.
2. Each type of framing and fastener with exposed finish required, in manufacturer's standard sizes.

C. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes. Include manufacturer's written handling, storage, installation, and cleaning instructions and recommendations.

D. Quality Assurance Submittals

1. Letter from manufacturer stating that the Installer is acceptable.
2. Test Reports: Submit certified test reports showing compliance with specified performance characteristics and physical properties.
3. Certificates: Qualification Certificates: Submit certificate indicating compliance with qualification requirements in "Quality Assurance" article.
4. Product certificates signed by manufacturers certifying materials comply with specified performance characteristics and criteria and physical requirements.
5. Manufacturers' Instructions: Manufacturers' written installation instructions.
6. Field Quality Control Reports: Third party testing agency's field reports specified herein.

E. Delegated-Design Submittals:

1. Exterior wall panels, support system, fasteners, and anchors to comply with performance requirements defined in Section 05 40 00 "Cold-Formed Metal Framing" and design criteria, including analysis data signed and sealed by a qualified professional engineer licensed in the State of Illinois responsible for their preparation.

F. Closeout Submittals.

1. Operation and maintenance data for installed products in accordance with Division 1 Closeout Submittals Section.
2. Include methods for maintaining installed products and precautions against cleaning materials and methods detrimental to finishes and performance.
3. Warranties.

1.5 DELIVERY, STORAGE AND HANDLING

A. Deliver exterior solid wall panels and support system components packaged to comply with manufacturers' requirements and shall be adequately protected from damage during shipment as well as prior to and after installation.

B. Panels shall be stored and handled vertically until installed or as per manufacturer recommendations.

C. Store exterior solid wall panels and support system components on platforms or pallets, covered with tarpaulins or other suitable weather-tight ventilated covering. Store components so that water accumulations will drain freely.

D. Do not store exterior solid wall panels and support system components in contact with other materials that might cause staining, denting, surface damage or other deleterious effects.

1.7 PROJECT CONDITIONS

A. Field Measurements:

1. Verify actual measurements/openings by field measurements before material fabrication and show recorded measurements on shop drawings.
2. Coordinate field measurements and fabrication schedule with construction progress to avoid construction delays.

2. PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Products: Subject to compliance with requirements, provide polyvinyl alcohol fiber-reinforced cementitious wall panels and panel fasteners by one of the following:

1. "AFC Core" (smooth-faced panels) by American Fiber Cement: www.americanfibercement.com
2. "Carat" (smooth-faced panels) by SWISSPEARL; www.swisspearl.com
3. "Natura" (smooth-faced panels) by EQUITONE; www.equitone.com

2.2 PERFORMANCE REQUIREMENTS

A. ASTM International

1. ASTM C1185: Standard Test Methods for Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards
2. ASTM C1186; Standard Practices for Air Leakage Site Detection in Building Envelopes and Air Barrier Systems.
3. ASTM E84; Standard Test Method for Surface Burning Characteristics of Building Materials.
4. ASTM E228; Standard Test Method for Linear Thermal Expansion of Solid Materials with a Push Rod Dilatometer.
5. ASTM E330 Standard Test Method for Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.

B. Rain Screen: System is a rear ventilated rain screen designed to drain water and condensation to exterior. System is a complete pre-engineered system including fiber-reinforced cementitious wall panels, support structure, closure pieces, trim and flashing. Complete system shall include the design and installation of the solid exterior wall panels and support structure system to provide, in conjunction with wall substrate and air barrier, a weather-tight wall assembly utilizing rain screen principle. Panels and panel fasteners shall be from a single source.

C. Delegated Design: A structural engineer licensed in the State of Illinois shall be engaged by the Installer to design the exterior rainscreen system.

D. General Performance: Comply with performance requirements specified, without failure due to defective manufacture, fabrication, installation, or other defects in construction.

1. Wall panels shall be removable with exposed fasteners.
2. Panels shall be secured to a support structure which is secured to cold-formed metal framing.
3. Spacing of cold-formed metal framing shall not be greater than 16-inch o.c.
4. Support structure has multiple components, with one component (girt sub-framing) attaching to structure over the air barrier and one component (girt panel supports) fastening to the girt sub-framing to allow for attachment of wall panels.
5. Rain screen weather resistive barrier membrane shall be visually inspected for breaches and repaired as specified in Section 07 27 26 "Fluid-Applied Membrane Air Barriers" prior to installation of support system.
6. Metal drainage flashing shall be provided to direct condensation and water infiltration within the wall to weeping points. Coordinate with air and Water Barrier specified in Section 07 27 26 "Fluid-Applied Membrane Air Barriers."

E. Structural Performance: Provide Solid Exterior Wall Panel and support system as follows:

1. Deflection shall not exceed specified limits.
2. At 150 percent of positive and negative wind-load design pressures, assemblies, including anchorage, shall not evidence material failures, structural distress, and permanent deformation of main framing members exceeding 0.2 percent of span.
3. Durations: As required by design wind velocity, but not less than 10 seconds.
4. Deflection of Framing Members: At design wind pressure, as follows:
   a. L/300 of span or less when tested in accordance with positive and negative pressures.
5. Anchorage system: Wall anchorages for exterior systems shall be designed to prevent thermal transfer through fasteners to interior side of cold-formed metal framing which could result in condensation inside the stud cavity.
6. Structural Loads:

   a. Wind Loads: As indicated on drawings S1.001 and S2.001.

F. Panel Performance Characteristics:

1. Minimum strength and bending characteristics in accordance with ASTM C1185.

   a. Modulus of rupture: 0.024 kilonewton per square millimeter (average cross/length)
   b. Modulus of elasticity:14 gigapascal per kilonewton per square millimeter

2. Density: 1.47 grams per cubic centimeter minimum according to ASTM C1186.
3. Panel Weight: 2.5 pounds per square foot minimum.
4. Moisture properties per ASTM C1185, by mass.

   a. Normal: 6 percent
   b. Maximum: 20 percent

5. Water tightness per ASTM C1185: No visible droplets or surface wetting.
6. Fire resistance per ASTM E84 and NFPA 285:

a. Noncombustible
b. Flame spread index: 0
c. Smoke developed index: Less than or equal to 15
d. No flaming after 30 seconds; weight loss less than or equal to 50 percent; final center temperature less than or equal to 30 deg. C.

8. Temperature Range: Minus 40 degrees F to plus 176 degrees F
9. Frost Resistance per ASTM C1185: 2944psi
10. Coefficient of thermal expansion per ASTM E228: 10 by 10^{-6} m/m/deg K
11. Color Change for acrylic-coated panels in accordance with ASTM G155

a. 2000 Hours: Change in E less than or equal to 1.9
b. 5000 Hours: Change in E less than or equal to 3.6

12. Water tightness per ASTM C1185: No visible droplets or surface wetting.

G. Panel Colors and Finishes:

1. Finish exposed, front-facing surface of panels to match approved submittals. Panel faces shall be free of joint marks or other obvious defects.
2. Patterns and colors as scheduled on the Drawings.
3. Provide custom colors to match Architect's samples:
Color 1A: "White"
Color 1B1: "Medium Gray"
Color 1B2: "Light Grey"
Color 1C: "Orange"
Color 1D: "Dark Gray"

H. Panel Sizes: As shown on the drawings.

I. Panel Thickness: 5/16-inch (8-mm) minimum nominally, thickness variation +/- 1/16

J. Panel Edges: As shown on the drawings.

K. Panel Weight: 2.5 lbs./ ft², at 5/16"" thickness

2.3 PANELS

A. Panels shall be fabricated from the following materials:
1. Portland cement, ground limestone, additives
2. Manufacturer's standard fiber reinforcing.

2.4 SUPPORT STRUCTURE

A. Support Structure:

1. Complete assembly to support and anchor polyvinyl alcohol fiber-reinforced cementitious concrete wall panels. Aluminum support structure to be anchored to

cold-formed steel framing using thermal girt sub-framing to allow installation of continuous insulation.

B. Manufacturers Subject to compliance with requirements, provide girt sub-framing by one of the following:

1. STRONGIRT.
2. Cascadia Clip
3. Cladiator Slotted-Z

C. Components:

1. Girt Sub-framing: Provide sub-framing anchored through wall sheathing to cold-formed metal framing with stainless steel anchors. Provide sub-framing engineered to receive continuous girt framing and to transfer structural loads to cold-formed steel framing.
2. Vertical and/or horizontal metal girt panel supports: Extruded aluminum hat channels, Z-, and/or C-shapes as required for complete engineered panel support system.
   a. Minimum 2-millimeter-thick extruded aluminum alloy 6063 T-6. Extrusions exposed to view at open panel joints shall be black anodized.

2.4 AUXILIARY MATERIALS

A. Panel Anchors: Exposed fasteners by the panel manufacturer finished to match panel color.

B. Fasteners: of sufficient lengths and sizes to securely fasten support structure to building wall framing members, and as follows:

1. Use stainless steel fasteners as recommended by the panel manufacturers written instructions.
2. Fasteners exposed to view to have black finish.

C. Flashing:
1. Provide flashing that is compatible with the cladding system.
   a. Stainless Steel: ASTM A167, Type 304, 0.028” soft temper; smooth patterned finish.

D. Trim:

1. Provide trim as detailed and compatible with framing members and cladding system.
2. Aluminum Sheet: Commercial quality, ASTM B209, 606-T5 alloy prefinished to match curtainwall, 0.032” thick (minimum) except as otherwise indicated.

E. Insect Screen:
1. Perforated aluminum with black-anodized finish.

2.5 FABRICATION

A. Fabricate wall panels and accessory items at the factory to the greatest extent possible and in accordance with manufacturers' recommendations and approved submittals.

B. Field Dimension: Field verify overall dimensions prior to panel fabrication.

C. Dimensional Tolerances in accordance with ASTM C 1185:

1. Overall panel dimensions within 1 millimeter of panel width and height.
2. Squareness within 0.5 millimeter per meter.

D. Fabricate all panels to profiles, colors and textures per samples and approval selected by the Architect.

E. Field-cut panels (if required) and drill face-fastening anchor holes in accordance with the panel manufacturer's written directions.

2.6 WARRANTY

A. The Installer shall warrant, in addition to the Standard Documents for Construction, the materials specified for a period of 10 years from the date of substantial completion against defects.

B. The Installer shall warrant, in addition to the Standard Documents for Construction, the workmanship of the installed system for a period of 2 years from the date of substantial completion against defects.

C. Failures include, but are not limited to the following:

1. Structural failure: Cracking, rupture, warping, spalling, or peeling.
2. Surface failure: Efflorescence, fading, discoloration.
3. Thermal stresses transferring to building structure.
4. Solid exterior wall panels and support structure cracking or breakage.
5. Noise or vibration created by wind and thermal and structural movements.
6. Loosening or weakening of fasteners, attachments, and other components.

3. EXECUTION

3.1 MANUFACTURER'S INSTRUCTIONS

A. Compliance: Comply with manufacturers' product data, including product technical bulletins, product catalog installation instructions and product carton instructions for installation.

3.2 EXAMINATION

A. Examine structure and conditions for compliance with requirements for installation tolerances, true and level bearing surfaces, and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.3 ERECTION/INSTALLATION

A. Install wall reinforcements, channel cleats, clips, hangers, and other accessories required for connecting wall panels to supporting members and backup materials per the approved delegated design and the Manufacturer's Design and Installation Manual.

B. Lift wall panels and install without damage.

C. Shim and align vertical panel supports. Install shims between substrate and panel supports. Shims between panels and panel supports are not allowed.

D. Install shims to the following tolerances:

1. Level, plumb, and panel joint lines - 1/4" in 20 feet

2. Joint widths – plus or minus 1/16" of width shown on drawings

3. Sub frame profile face alignment maximum L/300 between supports

E. Provide temporary supports and bracing as required to maintain position, stability, and alignment of panels until permanent connections are completed.

F. Field Quality Control
1. Architect/Engineer will engage a qualified third party testing agency to visually inspect the weather resistive barrier membrane for breaches requiring repair as specified in Section 07 27 26 "Fluid-Applied Membrane Air Barriers" prior to installation of support system.

3.4 CLEANING AND PROTECTION

A. Perform cleaning procedures according to panel manufacturer's written instructions.

B. Clean soiled surfaces with non-abrasive cleaners and water, using soft fiber brushes, rags and sponges, and rinse with clean water.

C. Prevent damage to surfaces and staining of adjacent material.

END OF SECTION 07 48 00

Unit Rating

2425 South Yukon Ave • Tulsa, OK 74107 • Ph: (918) 583-2266
Ecat Price Version: 358

A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	1	2	3A	3B	3C	3D	3E	4A	4B	4C	5A	5B	5C	5D	5E	6A	6B	6C	6D	6E	7	8	9A	9B	9C
R	N	A	-	0	3	0	-	C	-	A	-	3	-	H	J	B	0	C	-	0	0	0	0	0	:	0	0	-	0	A	G	A	M	-
G	0	0	-	0	0	0	0	0	-	A	B	L	B	L	-	D	C	-	C	B	0													
E	-	0	0	-	0	0	-	B	-	B	S	0	-	0	0	-	D	A	0	A	-	A	D	-	0	0	0	-	A	0	0	0	0	0
E	0	0	A	B	-	0	0	0	0	0	B																							

9D	10A	10B	11A	11B	12	13A	13B	13C	14	15	16A	16B	16C	16D	17A	17B	18A	18B	18C	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
-	A	-	A	-	0	-	0	-	0	-	0	0	0	0	0	-	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Tag: RTU-1

Job Information

Job Name:	*Milhouse*
Job Number:	*Senior Center*
Site Altitude:	*0 ft*
Refrigerant:	*R-454B*
Design System Charge (oz):	*845 / 845*

Static Pressure

External:	*3.80 in. w.g.*
Cooling Coil:	*0.76 in. w.g.*
Filters Clean:	*0.70 in. w.g.*
Dirt Allowance:	*0.35 in. w.g.*

Cooling Section

	Gross	Net
Total Capacity:	*325.8 MBH*	*274.9 MBH*
Sensible Capacity:	*267.8 MBH*	*217.0 MBH*
Latent Capacity:	*58.0 MBH*	
Mixed Air Temp (DB/WB):	*81.0 °F / 66.3 °F*	
Entering Air Temp (DB/WB):	*81.0 °F / 66.3 °F*	
Lv Air Temp (Coil) (DB/WB):	*55.9 °F / 55.4 °F*	
Lv Air Temp (Unit) (DB/WB):	*60.5 °F / 57.2 °F*	

Supply Air Fan:	*1 x 270 @ 18.59 BHP Ea.*
SA Fan RPM / Width:	*1791 RPM / 6.130 in*
SA Fan FEI:	*0.88*
Exhaust Air Fan:	*1 x RM220A-RN @ 6.71 BHP Ea.*
EA Fan RPM / Width:	*1748 RPM / 4.930 in*
EA Fan FEI:	*0.63*
Evaporator Coil:	*18.9 ft² / 6 Rows / 12 FPI*
Evaporator Face Velocity:	*530.0 fpm*

Unit Information

Approx. Op./Ship Weights:	*3661 lbs / 3661 lbs (±5%)*
Ambient Temperature (DB/WB):	*95.0 °F / 75.0 °F*
Coil Filter FV / Qty:	*480.0 fpm / 6*
Min. Room Area/Height/Airflow**:	*792 ft² / 7 ft / 1430 SCFM*
Exhaust Airflow/ESP/TSP:	*8000 SCFM / 1.40 in. w.g. / 1.75 in. w.g.*
Supply Airflow/ESP:	*10000 SCFM / 3.80 in. w.g.*
Outside Airflow:	*3000 SCFM*
Return Temperature (DB/WB):	*75.0 °F / 62.0 °F*
Economizer:	*0.20 in. w.g.*
Preheat:	*0.02 in. w.g.*
Cabinet:	*0.34 in. w.g.*
Total:	*6.14 in. w.g.*

Heating Section

Preheat Type:	
Total Capacity:	*40.0 kW*
Capacity Used:	*33.3 kW*
OA Temp (DB/WB):	*0.0 °F / -1.0 °F*
Preheat Leaving Temp:	*35.0 °F / 24.4 °F*
Input:	*40.0 kW*
Electric Preheat FLA:	*48.1*
Max Discharge Temp (DB):	*80.0 °F*
Max Ambient Temp (DB):	*60.0 °F*
Integrated Heat Capacity:	*112.8 MBH*
Primary Heat Type:	*Heat Pump*
Total Capacity:	*122.6 MBH*
OA Temp (DB/WB):	*0.0 °F / -1.0 °F*
RA Temp (DB/WB):	*75.0 °F / 62.0 °F*
Entering Air Temp (DB/WB):	*63.0 °F / 53.2 °F*
Leaving Air Temp (DB/WB):	*73.2 °F / 57.3 °F*
Fan Temp Rise:	*4.5 Δ°F*
Auxiliary Heating Type:	*No Heat*

Rating Information

Listing Model	*RN-030-3-0-HBBC-V0-21-000-A*
Cooling Capacity:	*304 MBH*
Cooling EER:	*9.8 BTU/h·W*
Cooling IEER:	*15.3 BTU/h·W*

**Rated in accordance with AHRI Standard 340/360 (I-P)*

Application EER @ Op. Conditions:	***5.8 BTU/h·W***
Application COP @ Op. Conditions:	***1.32 W/W***
Application COPH @ Op. Conditions:	***3.3 W/W***

Heating High Temp Capacity:	*268.0 MBH*
Heating High Temp COP:	*3.3 W/W*
Heating Low Temp Capacity:	*158 MBH*
Heating Low Temp COP:	*2.13 W/W*

Electrical Data

2425 South Yukon Ave • Tulsa, OK 74107 • Ph: (918) 583-2266
Ecat Price Version: 358

Circuit 1

Rating:	*460V/3Ø/60Hz*	*Minimum Circuit Amp:*	*160*
Unit FLA:	*142*	*Maximum Overcurrent:*	*175*
SCCR:	*10 KAIC*		

	Qty	HP	VAC	Phase	RPM	FLA	RLA
Compressor 1:	*1*		*460*	*3*			*26.0*
Compressor 2:	*1*		*460*	*3*	*3500*		*21.2*
Condenser Fan:	*3*	*0.75*	*460*	*3*	*1080*	*1.8*	
Supply Fan:	*1*	*20.00*	*460*	*3*	*1760*	*27.0*	
Exhaust Fan:	*1*	*10.00*	*460*	*3*	*1760*	*14.0*	

Cabinet Sound Power Levels*

Octave Bands:	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
Discharge LW (dB):	*96*	*94*	*95*	*98*	*94*	*92*	*92*	*88*
Return LW (dB):	*94*	*92*	*90*	*84*	*82*	*81*	*77*	*70*

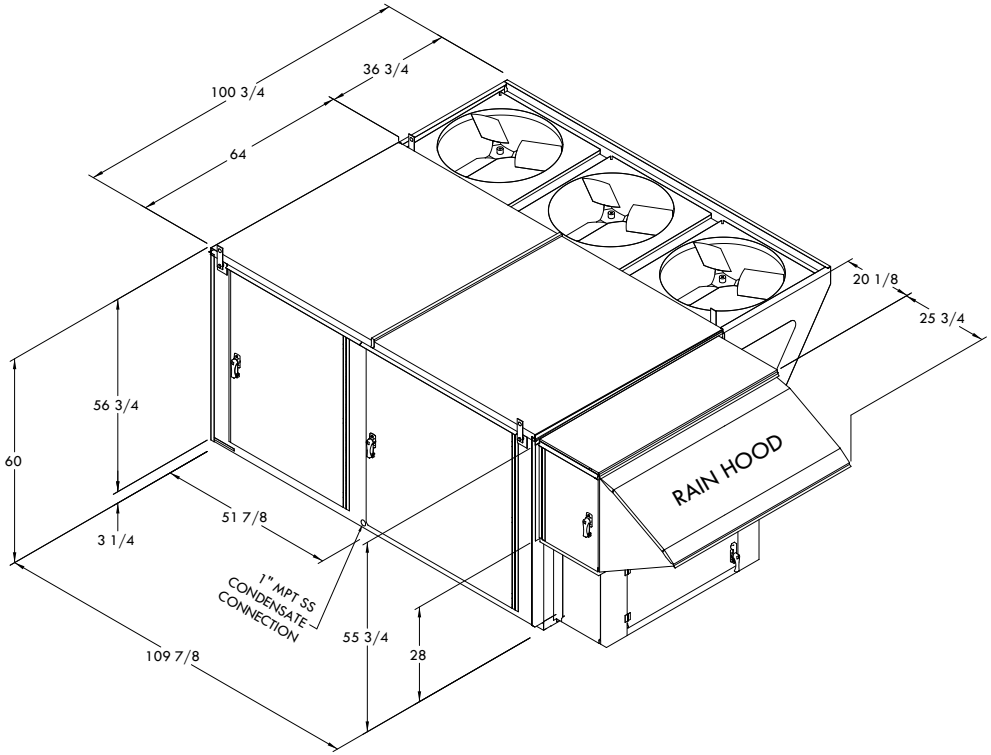
**Sound data is generated by a propriety acoustics model validated through unit testing in accordance with AHRI 260, utilizing tested fan sound data in accordance with AMCA 300.*

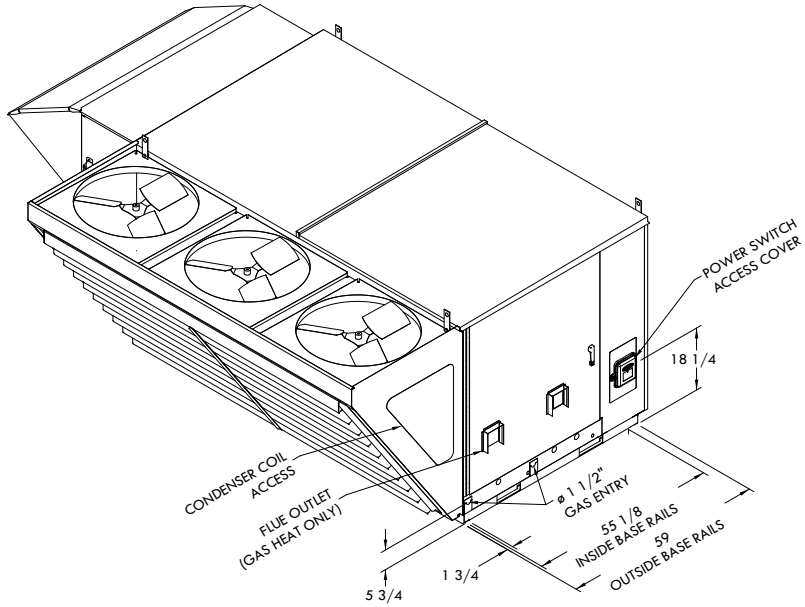
*****The minimum floor area for the Lower Flammability Limit (LFL) is calculated in accordance with UL60335-2-40 4th ed. (operating or storage). For UL60335-2-40 3rd ed. double the airflow and minimum floor area listed.***

Performance Data Table

Outside Air		Mixed Air		Leaving Air		Heat Pump Capacity	Heat Pump Integrated Capacity	Heat Wheel Heating Capacity	Heating COP
DB °F	WB °F	DB °F	WB °F	DB °F	WB °F	MBH	MBH	MBH	W/W
62.0	56.2	71.1	60.3	104.9	71.3	368.2	368.2		2.80
57.0	51.6	69.6	59.1	101.1	69.6	343.7	343.7		2.71
52.0	47.1	68.1	58.0	97.3	68.0	319.4	319.4		2.60
47.0	42.6	66.6	56.9	93.8	66.5	297.9	297.9		2.51
42.0	38.0	65.1	55.9	90.3	65.0	276.9	276.9		2.41
37.0	33.5	63.6	54.9	83.6	62.4	256.7	220.5		2.03
32.0	28.8	63.0	54.3	81.7	61.5	235.5	205.8		1.95
27.0	24.3	63.0	54.1	80.3	60.7	214.8	190.5		1.86
22.0	19.7	63.0	53.8	78.9	60.0	195.0	175.2		1.76
17.0	15.0	63.0	53.6	77.6	59.3	176.4	160.5		1.66
12.0	10.4	63.0	53.5	76.3	58.7	159.3	146.1		1.56
7.0	5.7	63.0	53.4	75.0	58.1	143.3	131.9		1.46
2.0	0.1	63.0	53.1	73.7	57.4	127.9	117.6		1.36
0.0	0.0	63.0	53.4	73.4	57.5	124.5	114.6		1.34

*Invalid operation point - Compressor operating outside of operating envelope
**Electric preheat is used to maintain the entering air temperature when applicable.

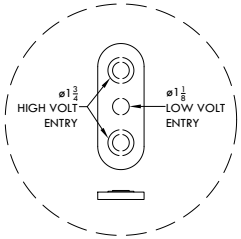




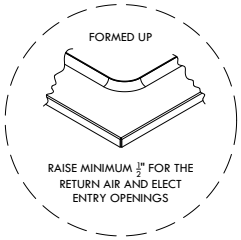
ALL DIMENSIONS IN INCHES

RN C-CABINET ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER,
POWER EXHAUST, ELECTRIC PREHEAT

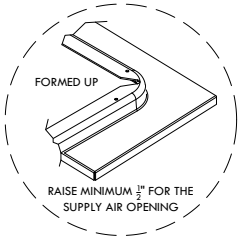
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Milhouse	RTU-1	RNC-00003P



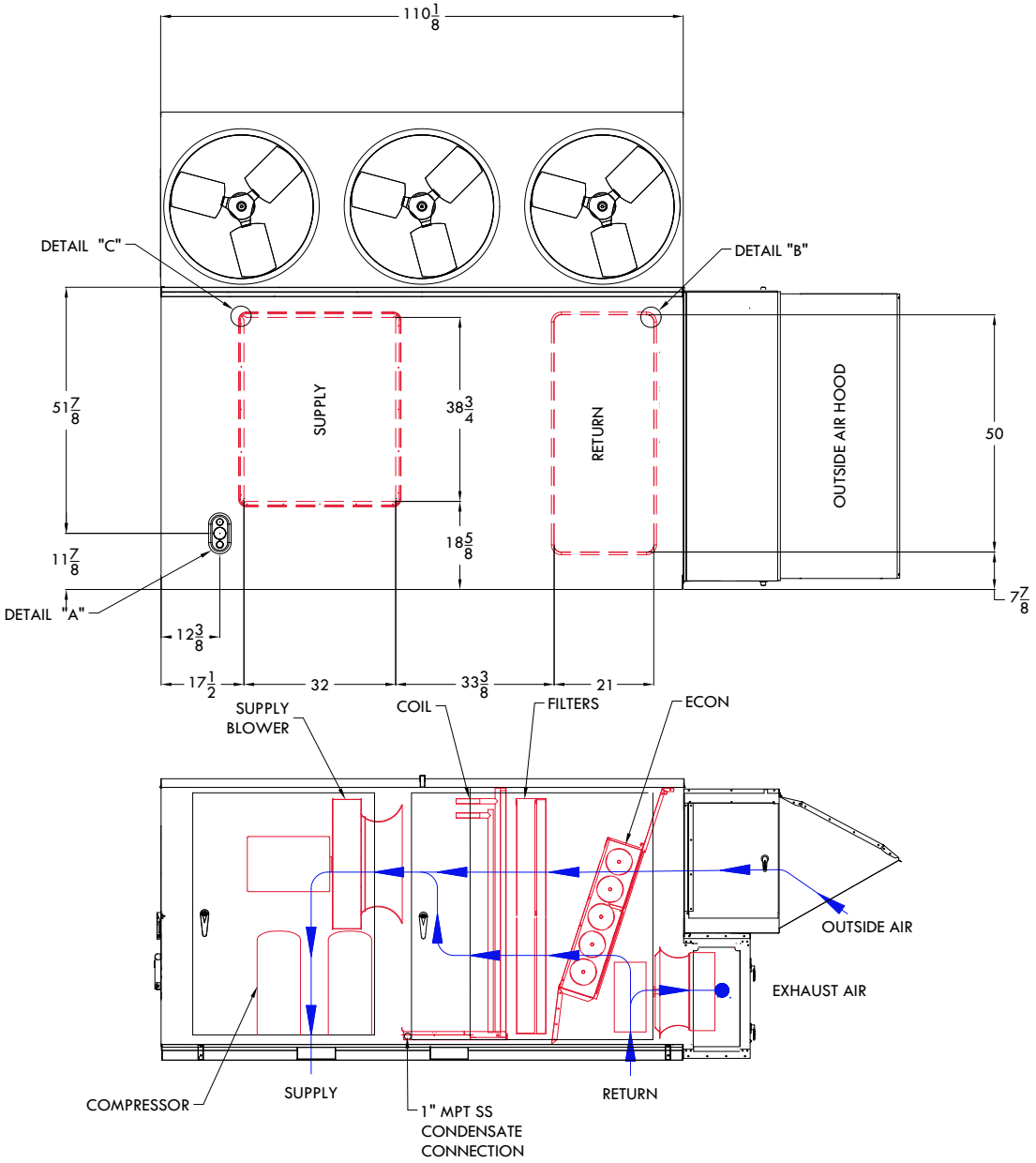
DETAIL A
UTILITY ENTRY



DETAIL B
RETURN AIR AND UTILITY
ENTRY OPENINGS



DETAIL C
SUPPLY AIR OPENING



ALL DIMENSIONS IN INCHES

RN C-CABINET ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER,
POWER EXHAUST, ELECTRIC PREHEAT

Job Name	Unit Tag	Drawing No.
Milhouse	RTU-1	RNC-00003P

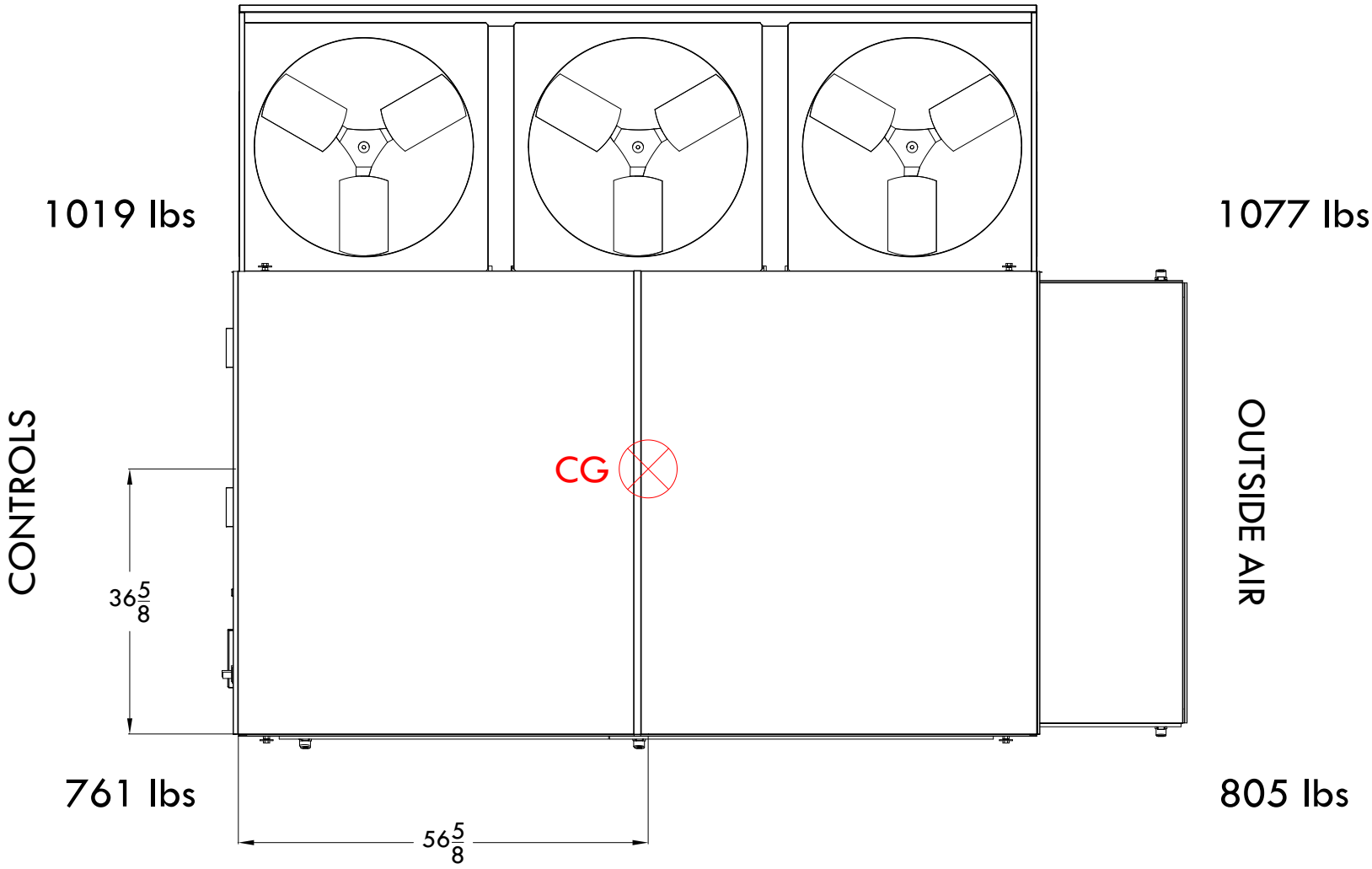
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Shipping Weight: 3661 lbs ±5%

Operating Weight: 3661 lbs ±5%

Center of Gravity (X, Y): 56.6 in, 36.6 in

LEFT



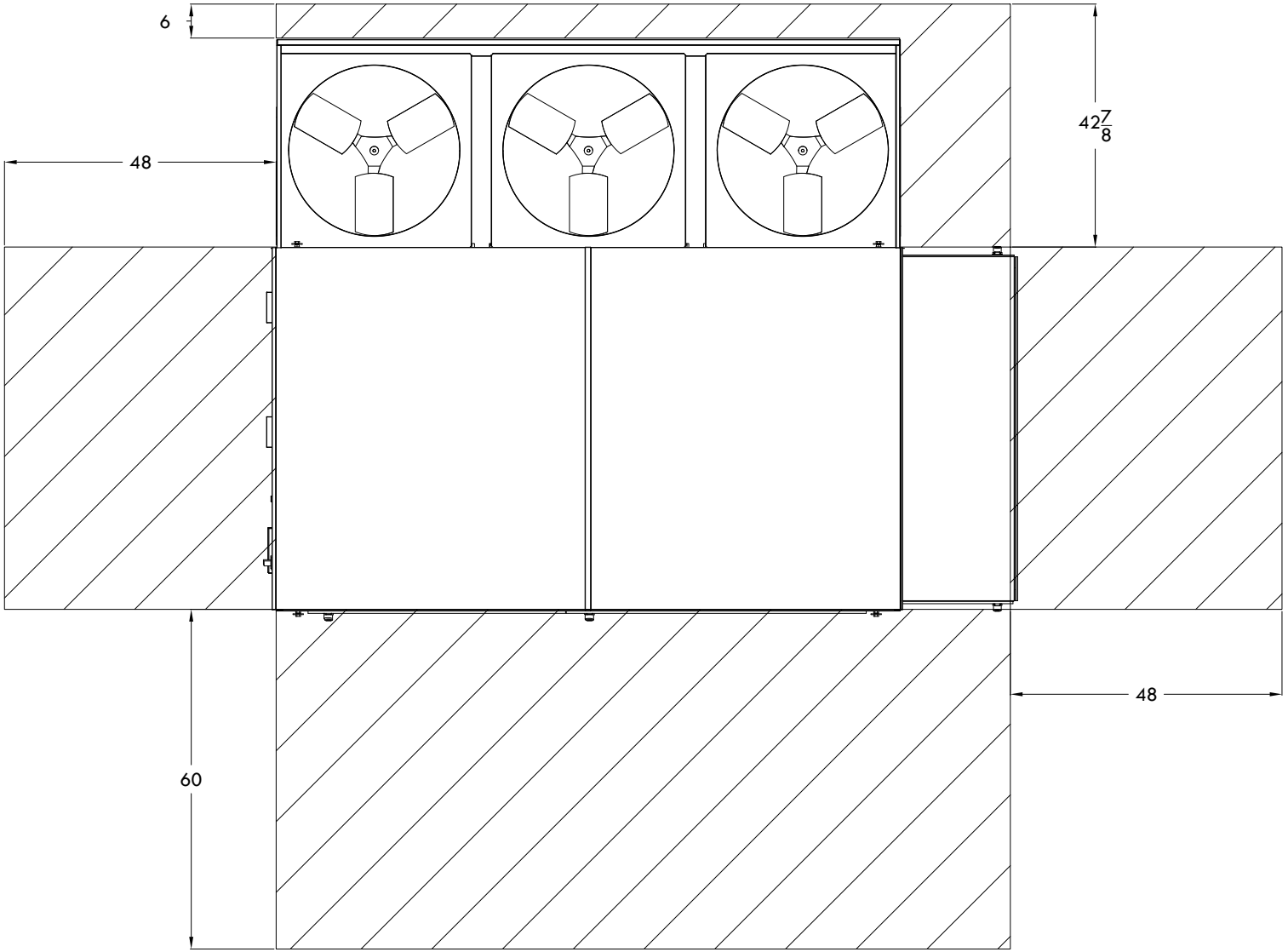
RIGHT

ALL DIMENSIONS IN INCHES

AAON

UNIT CORNER WEIGHTS AND CG

Job Name	Unit Tag	Drawing No.
Milhouse	RTU-1	RNC-00003P



ALL DIMENSIONS IN INCHES

UNIT CLEARANCES

Job Name	Unit Tag	Drawing No.
Milhouse	RTU-1	RNC-00003P

Unit Rating

2425 South Yukon Ave • Tulsa, OK 74107 • Ph: (918) 583-2266
Ecat Price Version: 358

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```

Tag: RTU-2

Job Information

Job Name:	*Milhouse*
Job Number:	*Senior Center*
Site Altitude:	*0 ft*
Refrigerant:	*R-454B*
Design System Charge (oz):	*845 / 845*

Static Pressure

External:	*3.80 in. w.g.*
Cooling Coil:	*0.76 in. w.g.*
Filters Clean:	*0.70 in. w.g.*
Dirt Allowance:	*0.35 in. w.g.*

Cooling Section

	Gross	Net
Equivalent Total Capacity:	*355.4 MBH*	*304.5 MBH*
Total Capacity:	*318.8 MBH*	*267.9 MBH*
Sensible Capacity:	*263.3 MBH*	*212.3 MBH*
Latent Capacity:	*55.6 MBH*	
HW Total Cooling Capacity:	*36.6 MBH*	
Mixed Air Temp (DB/WB):	*79.2 °F / 65.0 °F*	
Entering Air Temp (DB/WB):	*79.2 °F / 65.0 °F*	
Lv Air Temp (Coil) (DB/WB):	*54.6 °F / 54.0 °F*	
Lv Air Temp (Unit) (DB/WB):	*59.1 °F / 55.9 °F*	

Supply Air Fan:	*1 x 270 @ 18.62 BHP Ea.*
SA Fan RPM / Width:	*1792 RPM / 6.130 in*
SA Fan FEI:	*0.88*
Exhaust Air Fan:	*1 x RM220A-RN @ 6.99 BHP Ea.*
EA Fan RPM / Width:	*1767 RPM / 4.930 in*
EA Fan FEI:	*0.64*
Evaporator Coil:	*18.9 ft² / 6 Rows / 12 FPI*
Evaporator Face Velocity:	*530.0 fpm*
Energy Recovery:	*1 x ERC-5262C*

Unit Information

Approx. Op./Ship Weights:	*4536 lbs / 4536 lbs (±5%)*
Ambient Temperature (DB/WB):	*95.0 °F / 75.0 °F*
Coil Filter FV / Qty:	*480.0 fpm / 6*
Min. Room Area/Height/Airflow**:	*792 ft² / 7 ft / 1430 SCFM*
Exhaust Airflow/ESP/TSP:	*8000 SCFM / 1.40 in. w.g. / 1.90 in. w.g.*
Supply Airflow/ESP:	*10000 SCFM / 3.80 in. w.g.*
Outside Airflow:	*3000 SCFM*
Return Temperature (DB/WB):	*75.0 °F / 62.0 °F*
Economizer:	*0.20 in. w.g.*
Preheat:	*0.02 in. w.g.*
Cabinet:	*0.34 in. w.g.*
Energy Recovery:	*0.52 in. w.g.*
Total:	*6.15 in. w.g.*

Heating Section

Preheat Type:	
Total Capacity:	*40.0 kW*
Capacity Used:	*35.1 kW*
OA Temp (DB/WB):	*0.0 °F / -1.0 °F*
Preheat Leaving Temp:	*35.0 °F / 24.4 °F*
Input:	*40.0 kW*
Electric Preheat FLA:	*48.1*
Max Discharge Temp (DB):	*80.0 °F*
Max Ambient Temp (DB):	*60.0 °F*
Integrated Heat Capacity:	*111.2 MBH*
Primary Heat Type:	*Heat Pump*
Total Capacity:	*120.9 MBH*
OA Temp (DB/WB):	*0.0 °F / -1.0 °F*
RA Temp (DB/WB):	*75.0 °F / 62.0 °F*
Entering Air Temp (DB/WB):	*66.4 °F / 55.8 °F*
Leaving Air Temp (DB/WB):	*76.6 °F / 59.7 °F*
Fan Temp Rise:	*4.5 Δ°F*
Auxiliary Heating Type:	*No Heat*

Rating Information

Listing Model	*RN-030-3-0-HBBC-V0-21-000-A*
Cooling Capacity:	*304 MBH*
Cooling EER:	*9.8 BTU/h·W*
Cooling IEER:	*15.3 BTU/h·W*

**Rated in accordance with AHRI Standard 340/360 (I-P)*

Application EER @ Op. Conditions:	***6.4 BTU/h·W***
Application COP @ Op. Conditions:	***1.53 W/W***
Application COPH @ Op. Conditions:	***3.3 W/W***

Heating High Temp Capacity:	*268.0 MBH*
Heating High Temp COP:	*3.3 W/W*
Heating Low Temp Capacity:	*158 MBH*
Heating Low Temp COP:	*2.13 W/W*

Electrical Data

2425 South Yukon Ave • Tulsa, OK 74107 • Ph: (918) 583-2266
Ecat Price Version: 358

Circuit 1

Rating:	*460V/3Ø/60Hz*	*Minimum Circuit Amp:*	*161*
Unit FLA:	*142*	*Maximum Overcurrent:*	*175*
SCCR:	*10 KAIC*		

	Qty	HP	VAC	Phase	RPM	FLA	RLA
Compressor 1:	*1*		*460*	*3*			*26.0*
Compressor 2:	*1*		*460*	*3*	*3500*		*21.2*
Condenser Fan:	*3*	*0.75*	*460*	*3*	*1080*	*1.8*	
Supply Fan:	*1*	*20.00*	*460*	*3*	*1760*	*27.0*	
Exhaust Fan:	*1*	*10.00*	*460*	*3*	*1760*	*14.0*	
Energy Recovery:	*1*	*0.17*	*460*	*1*	*1075*	*0.6*	

Cabinet Sound Power Levels*

Octave Bands:	63	125	250	500	1000	2000	4000	8000
Discharge LW (dB):	*96*	*94*	*95*	*98*	*94*	*92*	*92*	*88*
Return LW (dB):	*95*	*92*	*91*	*85*	*82*	*81*	*77*	*70*

**Sound data is generated by a propriety acoustics model validated through unit testing in accordance with AHRI 260, utilizing tested fan sound data in accordance with AMCA 300.*

*****The minimum floor area for the Lower Flammability Limit (LFL) is calculated in accordance with UL60335-2-40 4th ed. (operating or storage). For UL60335-2-40 3rd ed. double the airflow and minimum floor area listed.***

Performance Data Table

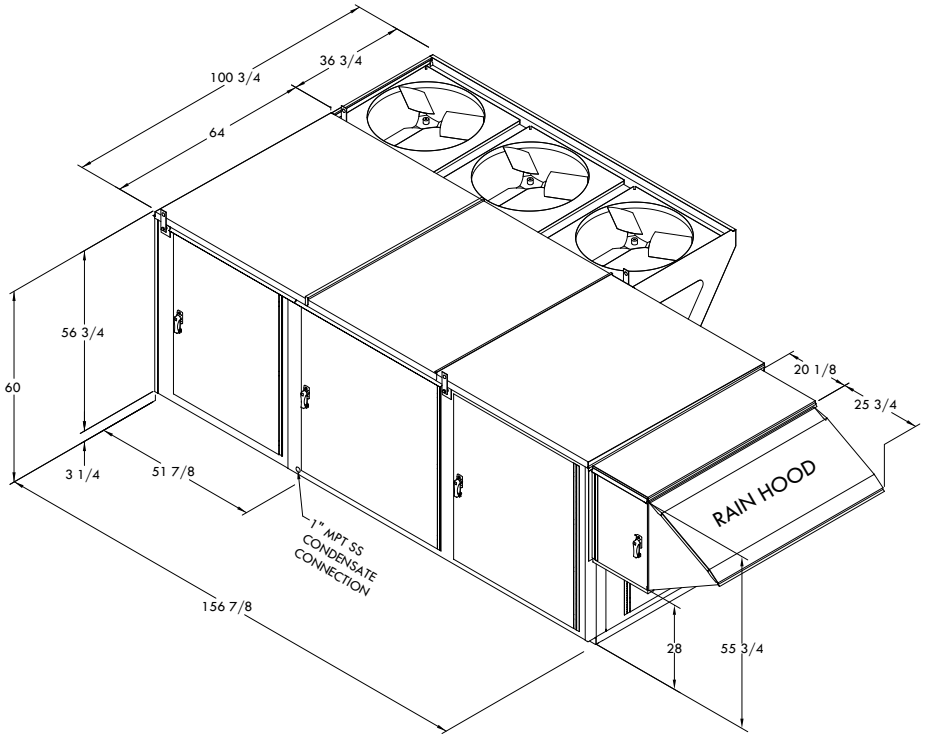
Outside Air		Mixed Air		Leaving Air		Heat Pump Capacity	Heat Pump Integrated Capacity	Heat Wheel Heating Capacity	Heating COP
DB °F	WB °F	DB °F	WB °F	DB °F	WB °F	MBH	MBH	MBH	W/W
62.0	56.2	72.2	60.8	105.9	71.6	365.4	365.4	12.9	2.82
57.0	51.6	71.2	60.0	102.5	70.3	340.2	340.2	22.3	2.74
52.0	47.1	70.1	59.2	99.1	68.9	315.5	315.5	30.7	2.66
47.0	42.6	69.0	58.5	95.9	67.7	293.5	293.5	38.4	2.58
42.0	38.0	67.9	57.7	92.8	66.4	272.1	272.1	45.7	2.51
37.0	33.5	66.8	57.1	86.6	64.2	251.7	216.2	52.2	2.18
32.0	28.8	66.4	56.6	84.8	63.4	230.8	201.8	56.6	2.11
27.0	24.3	66.4	56.4	83.5	62.7	210.6	186.8	58.7	2.02
22.0	19.7	66.4	56.3	82.1	62.1	191.4	171.9	60.4	1.93
17.0	15.0	66.4	56.1	80.8	61.5	173.2	157.6	62.0	1.84
12.0	10.4	66.4	56.0	79.5	61.0	156.6	143.6	63.0	1.75
7.0	5.7	66.4	55.9	78.2	60.4	140.9	129.7	63.9	1.66
2.0	0.1	66.4	55.8	77.0	59.8	125.9	115.8	65.5	1.57
0.0	0.0	66.4	55.9	76.7	59.9	123.0	113.1	64.0	1.55

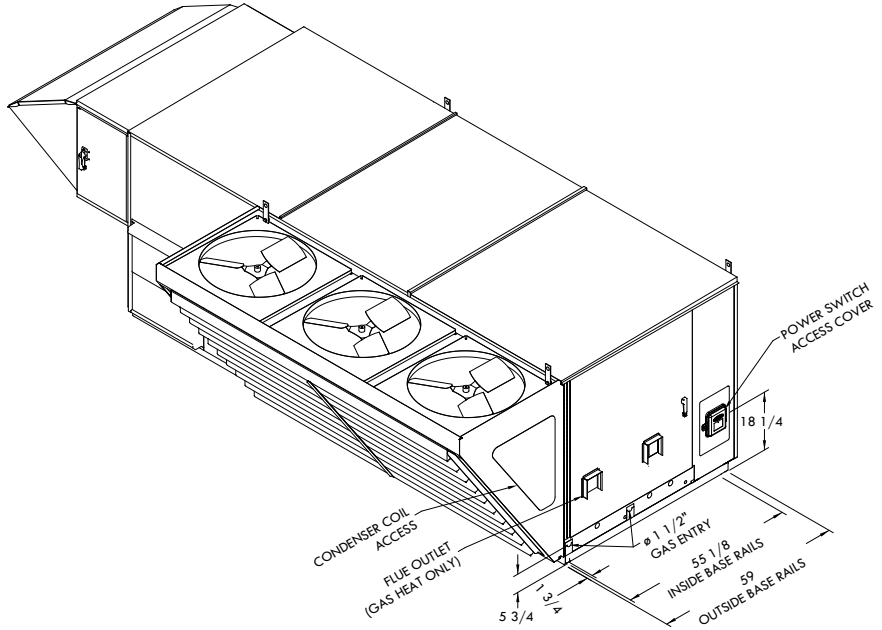
*Invalid operation point - Compressor operating outside of operating envelope
**Electric preheat is used to maintain the entering air temperature when applicable.

Unit Rating

2425 South Yukon Ave • Tulsa, OK 74107 • Ph: (918) 583-2266
Ecat Price Version: 358

| | | |

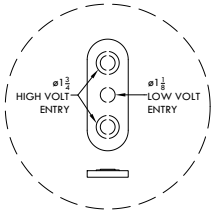




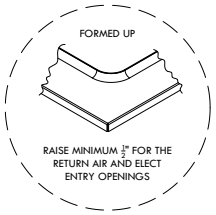
ALL DIMENSIONS IN INCHES

RN C-CABINET ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER,
ENERGY RECOVERY SECTION, POWER EXHAUST, ELECTRIC PREHEAT

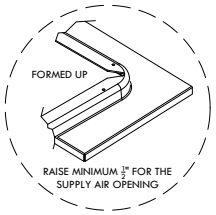
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Milhouse	RTU-2	RNC-00005P



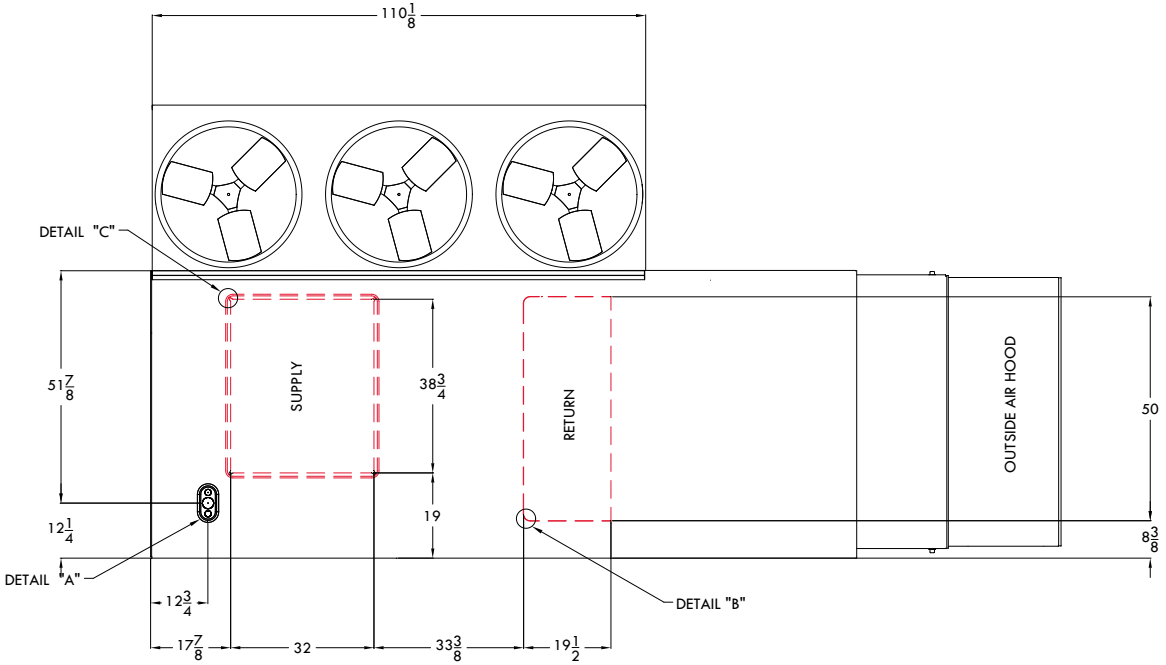
DETAIL A
UTILITY ENTRY

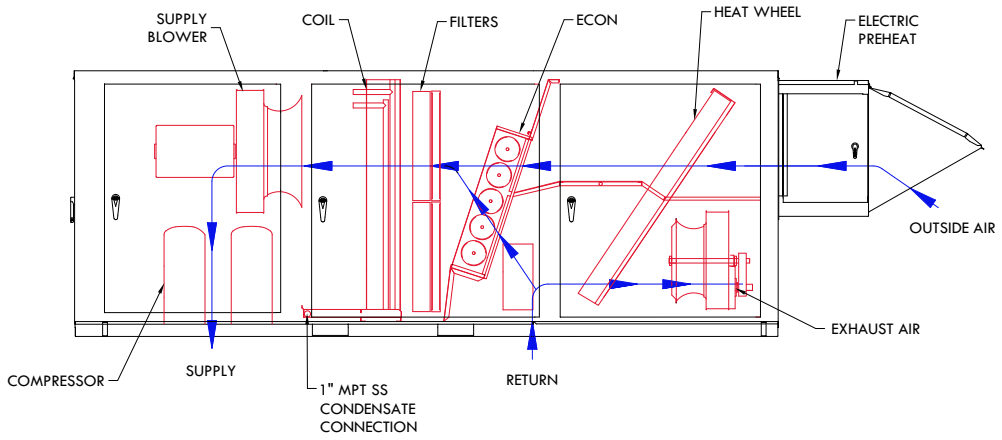


DETAIL B
RETURN AIR AND UTILITY
ENTRY OPENINGS



DETAIL C
SUPPLY AIR OPENING





ALL DIMENSIONS IN INCHES

RN C-CABINET ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER,
ENERGY RECOVERY SECTION, POWER EXHAUST, ELECTRIC PREHEAT

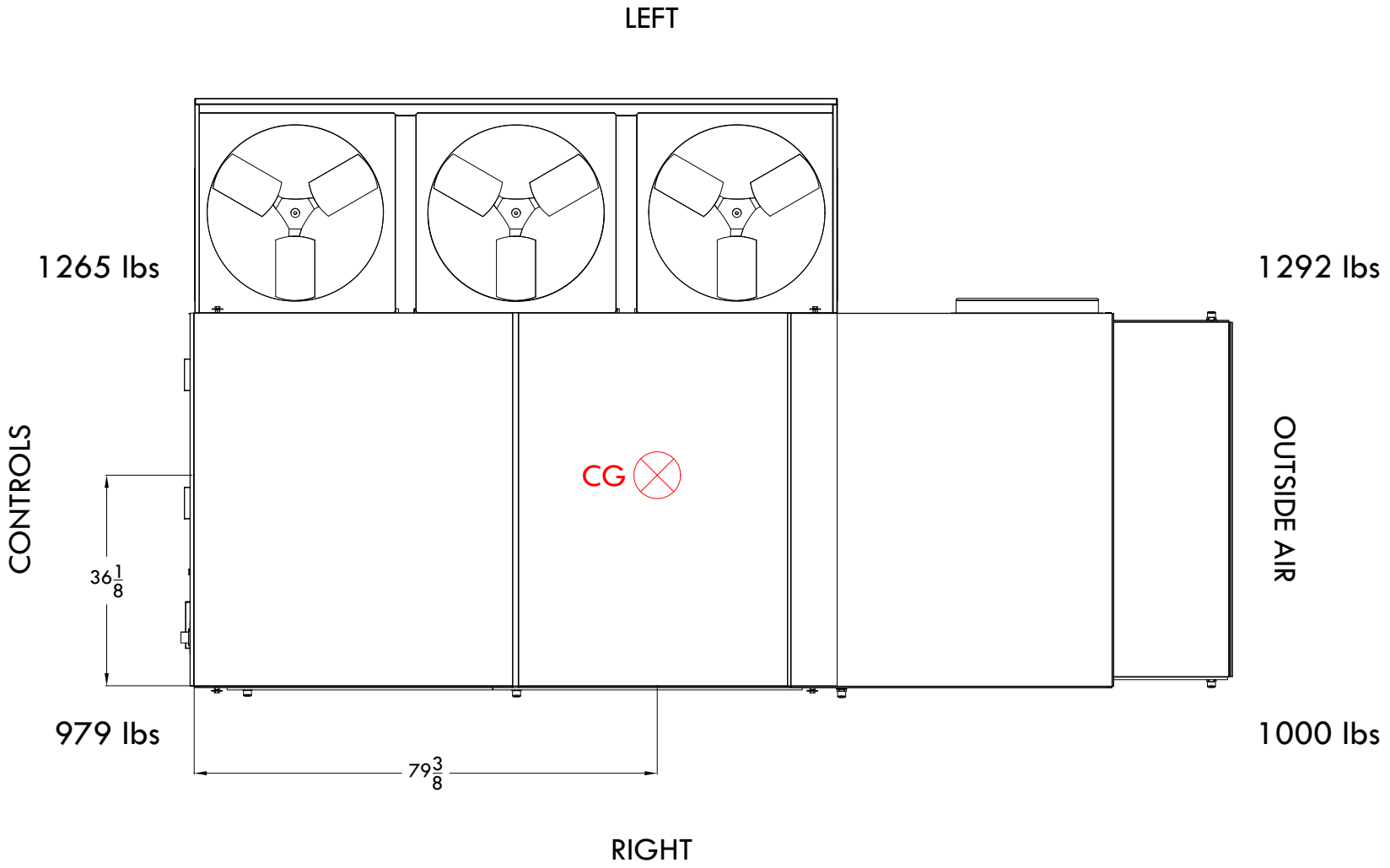
Job Name	Unit Tag	Drawing No.
Milhouse	RTU-2	RNC-00005P

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Shipping Weight: 4536 lbs ±5%

Operating Weight: 4536 lbs ±5%

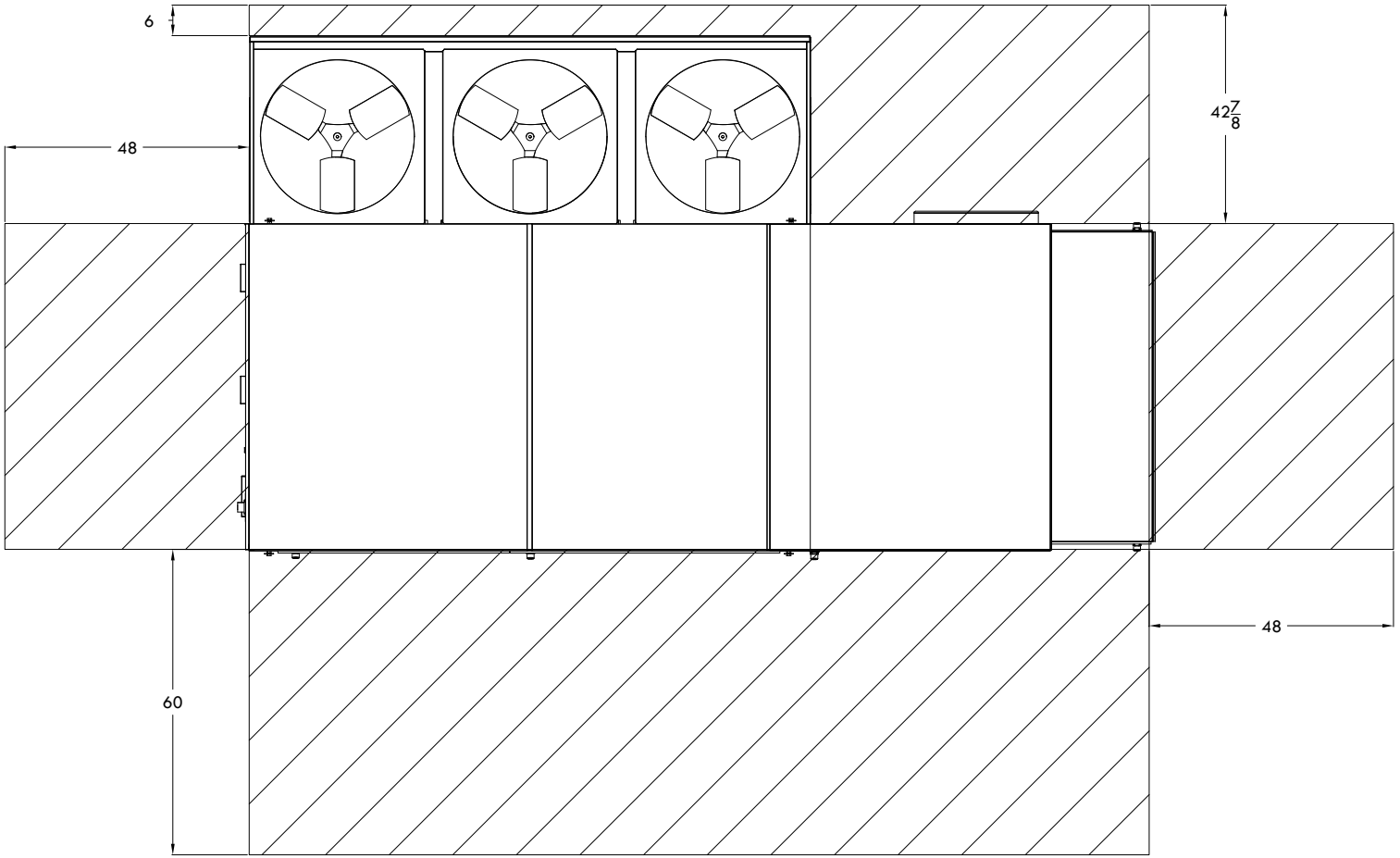
Center of Gravity (X, Y): 79.4 in, 36.1 in



ALL DIMENSIONS IN INCHES

UNIT CORNER WEIGHTS AND CG

Job Name	Unit Tag	Drawing No.
Milhouse	RTU-2	RNC-00005P



ALL DIMENSIONS IN INCHES

UNIT CLEARANCES

Job Name	Unit Tag	Drawing No.
Milhouse	RTU-2	RNC-00005P

Unit Rating

2425 South Yukon Ave • Tulsa, OK 74107 • Ph: (918) 583-2266
Ecat Price Version: 358

A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	1	2	3A	3B	3C	3D	3E	4A	4B	4C	5A	5B	5C	5D	5E	6A	6B	6C	6D	6E	7	8	9A	9B	9C
R	N	A	-	0	1	5	-	B	-	A	-	3	-	H	J	B	0	C	-	0	0	0	0	0	:	0	0	-	0	F	E	A	J	-
Q	A	B	-	0	0	0	0	0	-	A	B	J	B	H	-	D	C	-	C	B	0													
E	-	0	0	-	E	0	-	B	-	B	L	0	-	0	0	-	D	A	0	A	-	A	B	-	0	0	0	-	A	0	0	0	0	0
-	E	0	0	0	A	B	-	0	0	0	0	0	0	B																				

9D	10A	10B	11A	11B	12	13A	13B	13C	14	15	16A	16B	16C	16D	17A	17B	18A	18B	18C	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37

Tag: RTU-3

Job Information

Job Name:	*Milhouse*
Job Number:	*Senior Center*
Site Altitude:	*0 ft*
Refrigerant:	*R-454B*
Design System Charge (oz):	*510 / 563*

Static Pressure

External:	*3.00 in. w.g.*
Cooling Coil:	*0.50 in. w.g.*
Filters Clean:	*0.43 in. w.g.*
Dirt Allowance:	*0.35 in. w.g.*
Reheat Coil:	*0.08 in. w.g.*

Cooling Section

	Gross	Net
Equivalent Total Capacity:	*204.5 MBH*	*184.2 MBH*
Total Capacity:	*173.1 MBH*	*152.8 MBH*
Sensible Capacity:	*152.2 MBH*	*131.9 MBH*
Latent Capacity:	*20.9 MBH*	
HW Total Cooling Capacity:	*31.4 MBH*	
Mixed Air Temp (DB/WB):	*78.6 °F / 64.6 °F*	
Entering Air Temp (DB/WB):	*78.6 °F / 64.6 °F*	
Lv Air Temp (Coil) (DB/WB):	*55.0 °F / 54.8 °F*	
Lv Air Temp (Unit) (DB/WB):	*58.0 °F / 56.0 °F*	

Supply Air Fan:	*1 x 220D70 @ 7.26 BHP Ea.*
SA Fan RPM / Width:	*2182 RPM / 3.450 in*
SA Fan FEI:	*1.15*
Exhaust Air Fan:	*1 x RM185-RN @ 2.29 BHP Ea.*
EA Fan RPM / Width:	*1623 RPM / 6.290 in*
EA Fan FEI:	*1.14*
Evaporator Coil:	*14.9 ft² / 6 Rows / 14 FPI*
Evaporator Face Velocity:	*401.9 fpm*
Energy Recovery:	*1 x ERC-3628C*

Unit Information

Approx. Op./Ship Weights:	*2791 lbs / 2791 lbs (±5%)*
Ambient Temperature (DB/WB):	*95.0 °F / 75.0 °F*
Coil Filter FV / Qty:	*432.0 fpm / 4*
Min. Room Area/Height/Airflow**:	*528 ft² / 7 ft / 953 SCFM*
Exhaust Airflow/ESP/TSP:	*5000 SCFM / 1.00 in. w.g. / 1.67 in. w.g.*
Supply Airflow/ESP:	*6000 SCFM / 3.00 in. w.g.*
Outside Airflow:	*1800 SCFM*
Return Temperature (DB/WB):	*75.0 °F / 62.0 °F*
Economizer:	*0.32 in. w.g.*
Preheat:	*0.02 in. w.g.*
Cabinet:	*0.34 in. w.g.*
Energy Recovery:	*0.65 in. w.g.*
Total:	*5.02 in. w.g.*

Heating Section

Preheat Type:	
Total Capacity:	*20.0 kW*
Capacity Used:	*20.0 kW*
OA Temp (DB/WB):	*0.0 °F / -1.0 °F*
Preheat Leaving Temp:	*32.1 °F / 22.5 °F*
Input:	*20.0 kW*
Electric Preheat FLA:	*24.1*
Max Discharge Temp (DB):	*80.0 °F*
Max Ambient Temp (DB):	*60.0 °F*
Integrated Heat Capacity:	*61.7 MBH*
Primary Heat Type:	*Heat Pump*
Total Capacity:	*67.1 MBH*
OA Temp (DB/WB):	*0.0 °F / -1.0 °F*
RA Temp (DB/WB):	*75.0 °F / 62.0 °F*
Entering Air Temp (DB/WB):	*66.9 °F / 56.4 °F*
Leaving Air Temp (DB/WB):	*76.3 °F / 59.9 °F*
Fan Temp Rise:	*3.0 Δ°F*
Auxiliary Heating Type:	*No Heat*

Re-heat Coil:

Capacity:	*99.9 MBH*
Leaving Air Temp (DB/WB):	*70.5 °F / 60.7 °F*
Relative Humidity:	*57.1%*

Rating Information

Listing Model	*RN-015-3-0-HBBC-V0-21-000-A*
Cooling Capacity:	*160.0 MBH*
Cooling EER:	*10.7 BTU/h·W*
Cooling IEER:	*17.84 BTU/h·W*

**Rated in accordance with AHRI Standard 340/360 (I-P)*

Application EER @ Op. Conditions:	***8.7 BTU/h·W***
Application COP @ Op. Conditions:	***1.90 W/W***
Application COPH @ Op. Conditions:	***3.59 W/W***

Heating High Temp Capacity:	*142.0 MBH*
Heating High Temp COP:	*3.59 W/W*
Heating Low Temp Capacity:	*83.0 MBH*
Heating Low Temp COP:	*2.231 W/W*

Electrical Data

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Ecat Price Version: 358

Circuit 1

Rating:	*460V/3Ø/60Hz*	*Minimum Circuit Amp:*	*78*
Unit FLA:	*68*	*Maximum Overcurrent:*	*80*
SCCR:	*10 KAIC*		

	Qty	HP	VAC	Phase	RPM	FLA	RLA
Compressor 1:	*1*		*460*	*3*			*14.5*
Compressor 2:	*1*		*460*	*3*			*9.5*
Condenser Fan:	*2*	*0.75*	*460*	*3*	*1080*	*1.8*	
Supply Fan:	*1*	*7.50*	*460*	*3*	*1760*	*11.0*	
Exhaust Fan:	*1*	*3.00*	*460*	*3*	*1760*	*4.8*	
Energy Recovery:	*1*	*0.08*	*460*	*1*	*825*	*0.4*	

Cabinet Sound Power Levels*

Octave Bands:	63	125	250	500	1000	2000	4000	8000
Discharge LW (dB):	*97*	*97*	*99*	*96*	*88*	*84*	*81*	*77*
Return LW (dB):	*90*	*89*	*88*	*83*	*79*	*74*	*71*	*66*

**Sound data is generated by a propriety acoustics model validated through unit testing in accordance with AHRI 260, utilizing tested fan sound data in accordance with AMCA 300.*

*****The minimum floor area for the Lower Flammability Limit (LFL) is calculated in accordance with UL60335-2-40 4th ed. (operating or storage). For UL60335-2-40 3rd ed. double the airflow and minimum floor area listed.***

Performance Data Table

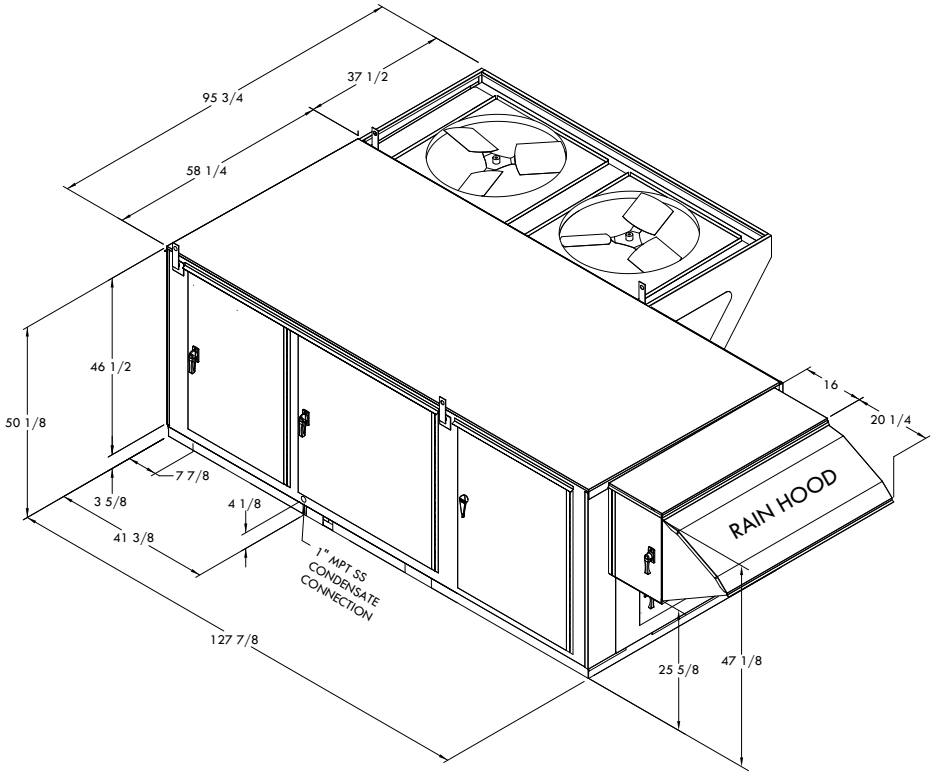
Outside Air		Mixed Air		Leaving Air		Heat Pump Capacity	Heat Pump Integrated Capacity	Heat Wheel Heating Capacity	Heating COP
DB °F	WB °F	DB °F	WB °F	DB °F	WB °F	MBH	MBH	MBH	W/W
62.0	56.2	72.6	61.0	104.5	71.3	208.0	208.0	11.3	3.44
57.0	51.6	71.7	60.2	101.2	69.9	192.5	192.5	19.4	3.33
52.0	47.1	70.7	59.5	98.0	68.7	178.2	178.2	26.6	3.23
47.0	42.6	69.8	58.9	94.9	67.5	164.5	164.5	33.3	3.13
42.0	38.0	68.8	58.3	92.0	66.3	151.8	151.8	39.6	3.04
37.0	33.5	67.8	57.7	86.2	64.3	140.1	120.4	45.3	2.64
32.0	28.8	67.5	57.3	84.5	63.5	128.3	112.1	49.0	2.56
27.0	24.3	67.5	57.1	83.2	62.9	116.6	103.4	50.8	2.44
22.0	19.7	67.5	57.0	81.9	62.3	105.7	94.9	52.3	2.33
17.0	15.0	67.5	56.8	80.7	61.8	95.4	86.9	53.5	2.21
12.0	10.4	67.5	56.8	79.5	61.2	86.2	79.1	54.4	2.10
7.0	5.7	67.5	56.7	78.3	60.8	77.6	71.4	55.2	1.99
2.0	0.1	67.5	56.5	77.2	60.2	69.5	64.0	56.5	1.89
0.0	0.0	67.5	56.7	77.0	60.3	67.9	62.5	55.3	1.86

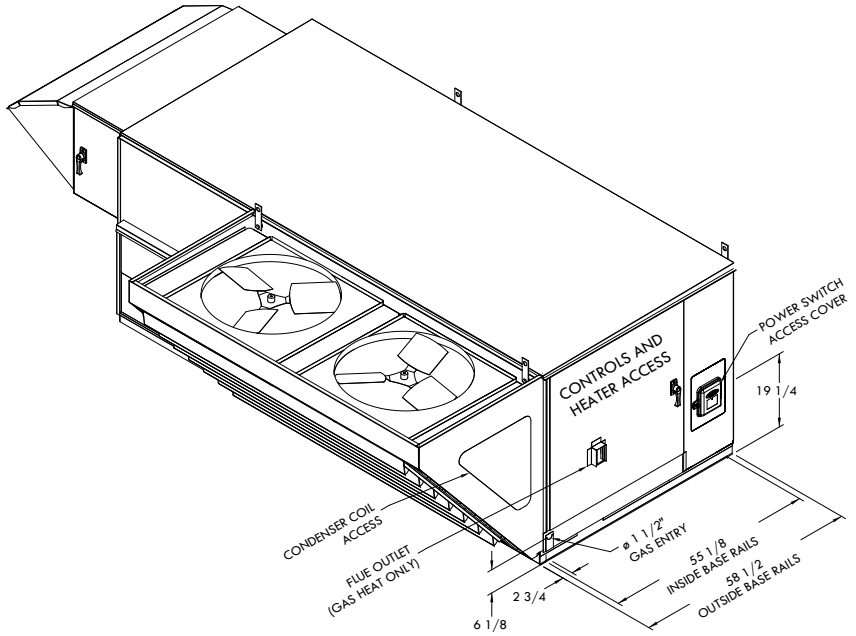
*Invalid operation point - Compressor operating outside of operating envelope
**Electric preheat is used to maintain the entering air temperature when applicable.

Unit Rating

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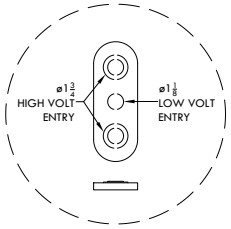




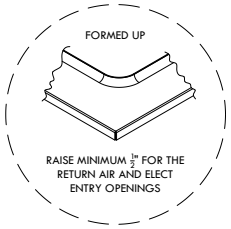
ALL DIMENSIONS IN INCHES

RN B-CABINET ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER,
ENERGY RECOVERY SECTION, POWER EXHAUST, ELECTRIC PREHEAT

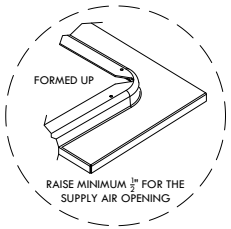
Job Name	Unit Tag	Drawing No.
Milhouse	RTU-3	RNB-00004P



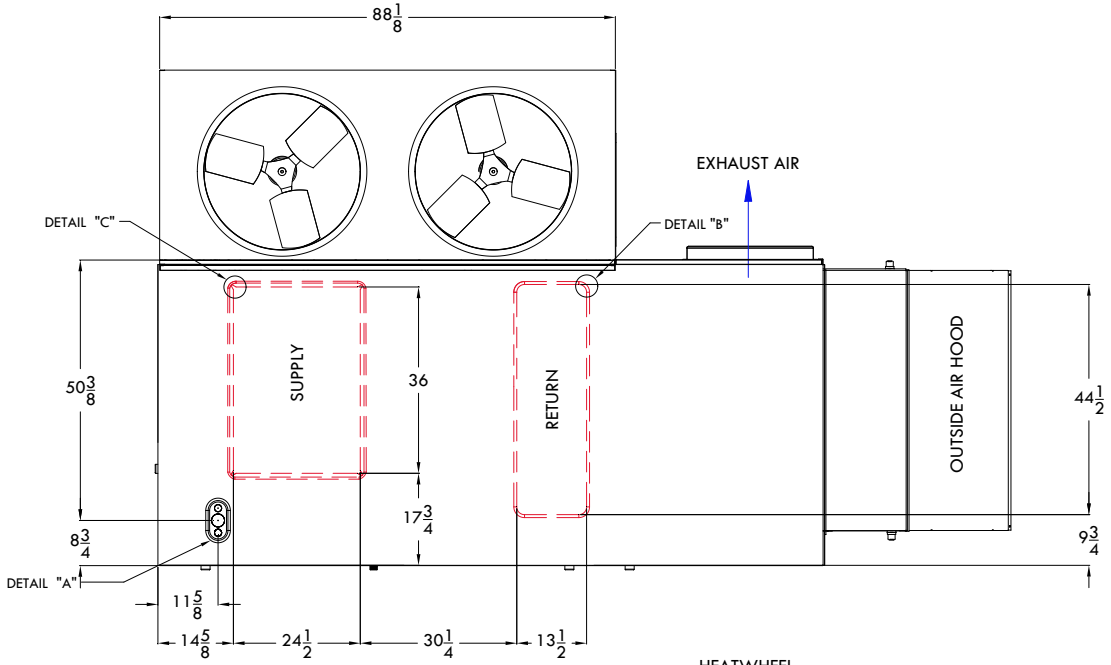
DETAIL A
UTILITY ENTRY

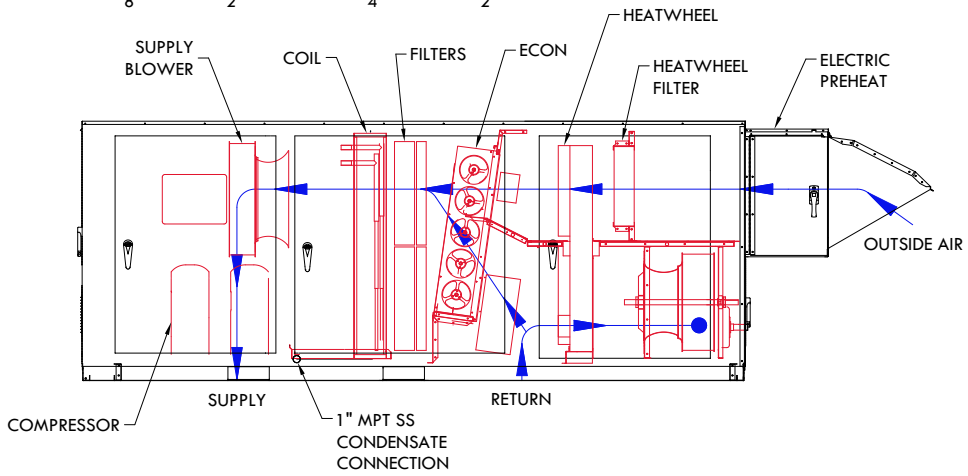


DETAIL B
RETURN AIR AND UTILITY
ENTRY OPENINGS



DETAIL C
SUPPLY AIR OPENING





ALL DIMENSIONS IN INCHES

AAON

RN B-CABINET ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER,
ENERGY RECOVERY SECTION, POWER EXHAUST, ELECTRIC PREHEAT

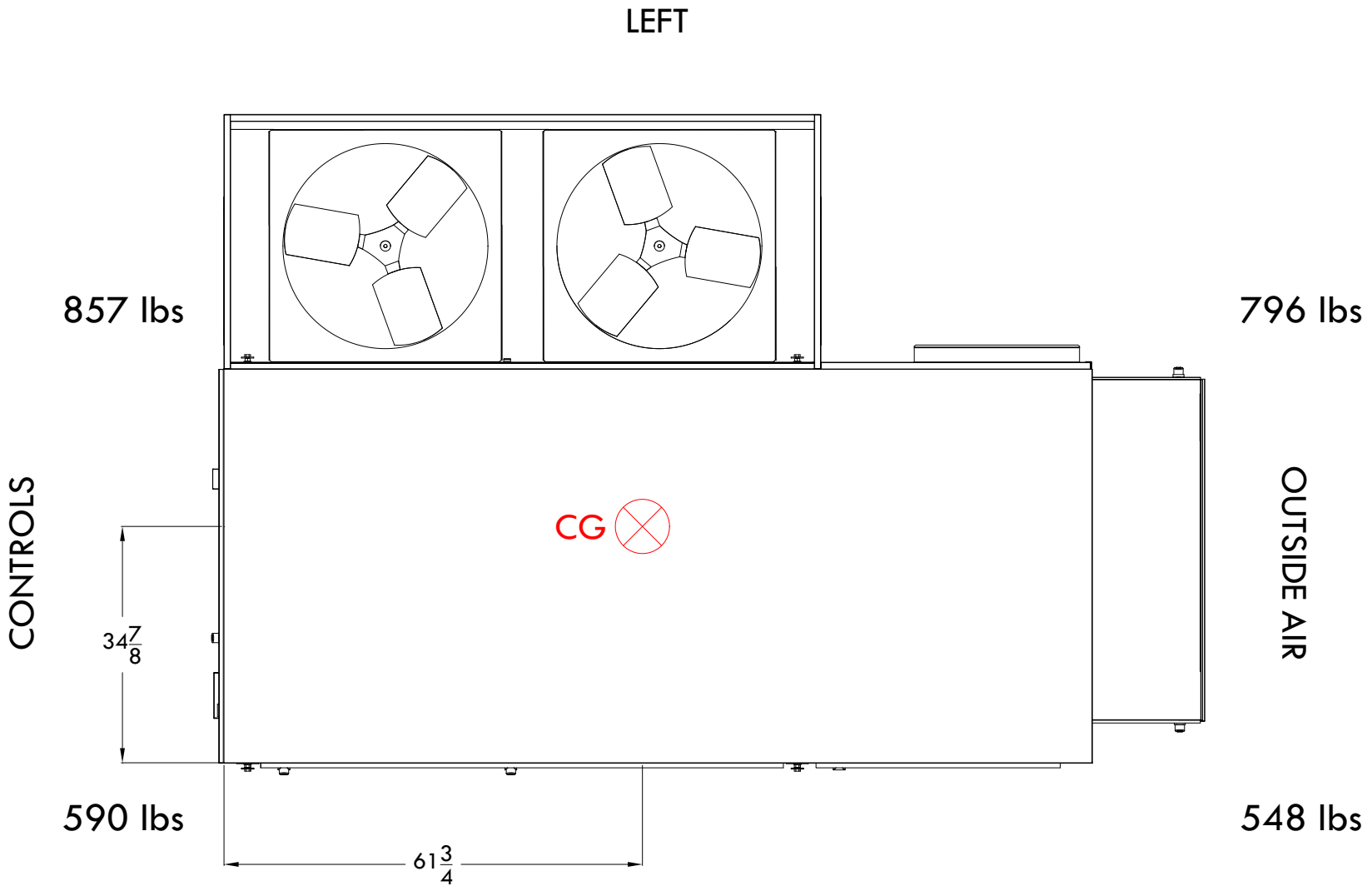
Job Name	Unit Tag	Drawing No.
Milhouse	RTU-3	RNB-00004P

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Shipping Weight: 2791 lbs ±5%

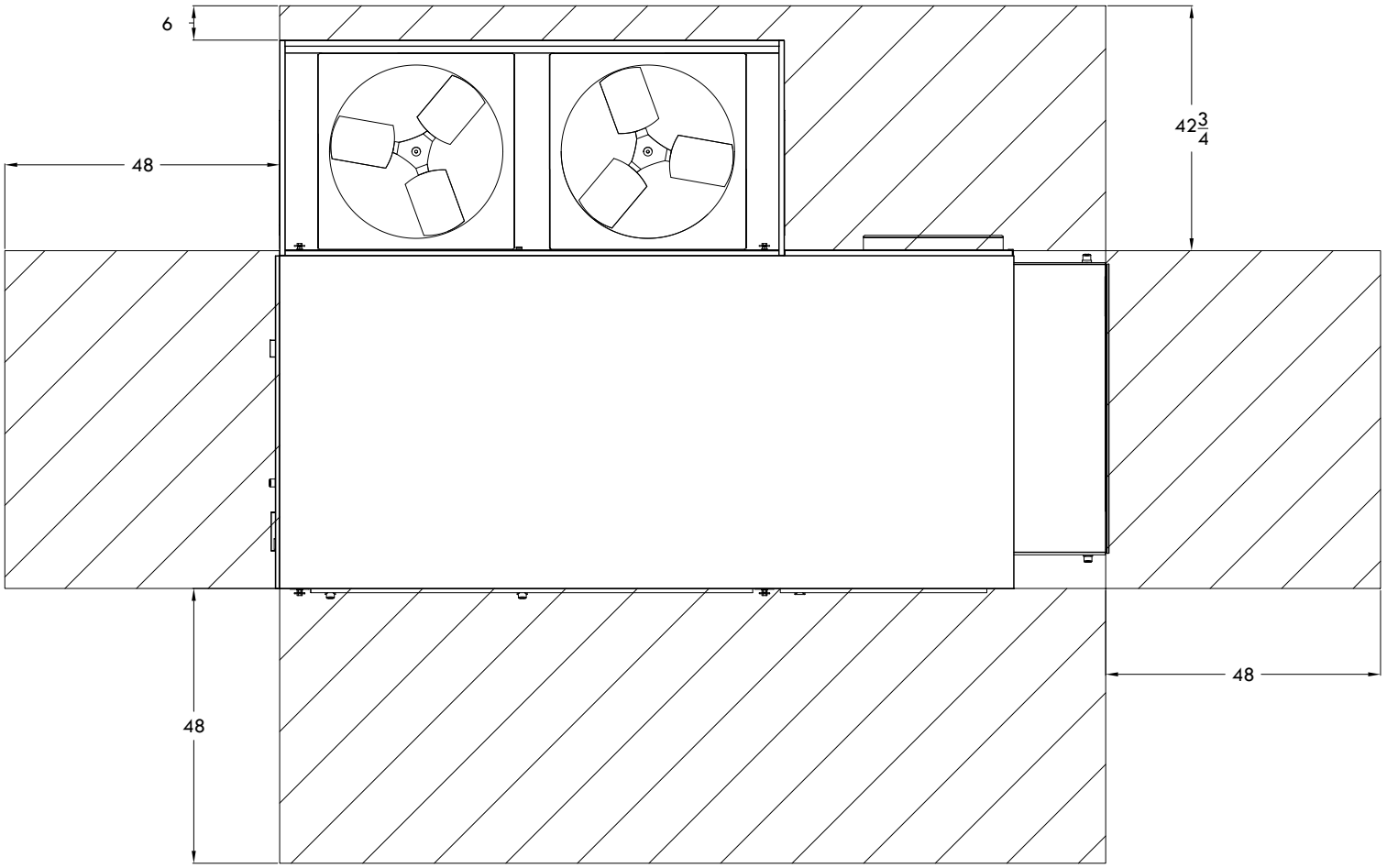
Operating Weight: 2791 lbs ±5%

Center of Gravity (X, Y): 61.8 in, 34.9 in



ALL DIMENSIONS IN INCHES

		UNIT CORNER WEIGHTS AND CG	
Job Name: Milhouse		Unit Tag: RTU-3	Drawing No.: RNB-00004P



ALL DIMENSIONS IN INCHES

UNIT CLEARANCES

Job Name	Unit Tag	Drawing No.
Milhouse	RTU-3	RNB-00004P

Unit Rating

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Ecat Price Version: 358

A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	1	2	3A	3B	3C	3D	3E	4A	4B	4C	5A	5B	5C	5D	5E	6A	6B	6C	6D	6E	7	8	9A	9B	9C
R	N	A	-	0	6	0	-	D	-	B	-	3	-	G	J	B	0	B	-	0	0	0	0	0	:	0	0	-	A	A	G	A	M	-
Q	A	B	-	0	0	0	0	0	-	B	B	N	B	L	-	D	C	-	U	B	0													
E	-	0	0	-	0	0	-	B	-	B	T	0	-	0	0	-	D	A	0	A	-	0	0	-	0	0	0	-	A	0	0	0	0	0
E	0	0	A	B	-	0	0	0	0	0	0	B																						

9D	10A	10B	11A	11B	12	13A	13B	13C	14	15	16A	16B	16C	16D	17A	17B	18A	18B	18C	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37

Tag: RTU-4

Job Information

Job Name:	*Milhouse*
Job Number:	*Senior Center*
Site Altitude:	*0 ft*
Refrigerant:	*R-454B*
Design System Charge (oz):	*1109 / 1109 / 1109 / 1109*

Static Pressure

External:	*4.40 in. w.g.*
Cooling Coil:	*0.52 in. w.g.*
Filters Clean:	*0.56 in. w.g.*
Dirt Allowance:	*0.35 in. w.g.*

Cooling Section

	Gross	Net
Equivalent Total Capacity:	*765.3 MBH*	*662.8 MBH*
Total Capacity:	*653.3 MBH*	*550.9 MBH*
Sensible Capacity:	*539.8 MBH*	*437.3 MBH*
Latent Capacity:	*113.6 MBH*	
HW Total Cooling Capacity:	*112.0 MBH*	
Mixed Air Temp (DB/WB):	*78.3 °F / 64.4 °F*	
Entering Air Temp (DB/WB):	*78.3 °F / 64.4 °F*	
Lv Air Temp (Coil) (DB/WB):	*53.1 °F / 53.0 °F*	
Lv Air Temp (Unit) (DB/WB):	*57.7 °F / 54.9 °F*	

Supply Air Fan:	*2 x 270D @ 18.73 BHP Ea.*
SA Fan RPM / Width:	*1796 RPM / 6.130 in*
SA Fan FEI:	*0.85*
Exhaust Air Fan:	*2 x RM270-RN @ 5.72 BHP Ea.*
EA Fan RPM / Width:	*1206 RPM / 6.130 in*
EA Fan FEI:	*1.00*
Evaporator Coil:	*43.8 ft² / 6 Rows / 12 FPI*
Evaporator Face Velocity:	*457.1 fpm*
Energy Recovery:	*2 x ERC-5262C*

Unit Information

Approx. Op./Ship Weights:	*9230 lbs / 9230 lbs (±5%)*
Ambient Temperature (DB/WB):	*95.0 °F / 75.0 °F*
Coil Filter FV / Qty:	*416.7 fpm / 24*
Min. Room Area/Height/Airflow**:	*1040 ft² / 7 ft / 1876 SCFM*
Exhaust Airflow/ESP/TSP:	*17000 SCFM / 1.50 in. w.g. / 2.48 in. w.g.*
Supply Airflow/ESP:	*20000 SCFM / 4.40 in. w.g.*
Outside Airflow:	*6000 SCFM*
Return Temperature (DB/WB):	*75.0 °F / 62.0 °F*
Economizer:	*0.20 in. w.g.*
Cabinet:	*0.16 in. w.g.*
Energy Recovery:	*0.51 in. w.g.*
Total:	*6.18 in. w.g.*

Heating Section

Preheat Type:	*Std (No Preheat)*
Integrated Heat Capacity:	*306.0 MBH*
Primary Heat Type:	*Heat Pump*
Total Capacity:	*332.6 MBH*
OA Temp (DB/WB):	*6.0 °F / 5.0 °F*
RA Temp (DB/WB):	*75.0 °F / 62.0 °F*
Entering Air Temp (DB/WB):	*62.8 °F / 55.1 °F*
Leaving Air Temp (DB/WB):	*76.7 °F / 60.4 °F*
Fan Temp Rise:	*4.6 Δ°F*
Auxiliary Heating Type:	*No Heat*

Rating Information

Listing Model	*RN-060-3-0-GBBC-V0-21-000-B*
Cooling Capacity:	*599 MBH*
Cooling EER:	*9.7 BTU/h·W*
Cooling IEER:	*12.6 BTU/h·W*

**Rated in accordance with AHRI Standard 340/360 (I-P)*

Application EER @ Op. Conditions:	***7.1 BTU/h·W***
Application COP @ Op. Conditions:	***2.29 W/W***
Application COPH @ Op. Conditions:	***3.3 W/W***

Heating High Temp Capacity:	*634 MBH*
Heating High Temp COP:	*3.3 W/W*
Heating Low Temp Capacity:	*654 MBH*
Heating Low Temp COP:	*2.9 W/W*

Electrical Data

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Ecat Price Version: 358

Circuit 1

Rating:	*460V/3Ø/60Hz*	*Minimum Circuit Amp:*	*183*
Unit FLA:	*176*	*Maximum Overcurrent:*	*200*
SCCR:	*10 KAIC*		

	Qty	HP	VAC	Phase	RPM	FLA	RLA
Compressor 1:	2		460	3	3500		19.9
Compressor 2:	2		460	3	3500		21.2
Condenser Fan:	6	0.75	460	3	1080	1.8	
Supply Fan:	2	20.00	460	3	1760	27.0	
Exhaust Fan:	2	10.00	460	3	1760	14.0	
Energy Recovery:	2	0.17	460	1	1075	0.6	

Cabinet Sound Power Levels*

Octave Bands:	63	125	250	500	1000	2000	4000	8000
Discharge LW (dB):	99	97	97	102	98	96	96	92
Return LW (dB):	92	90	89	88	88	87	83	80

**Sound data is generated by a propriety acoustics model validated through unit testing in accordance with AHRI 260, utilizing tested fan sound data in accordance with AMCA 300.*

*****The minimum floor area for the Lower Flammability Limit (LFL) is calculated in accordance with UL60335-2-40 4th ed. (operating or storage). For UL60335-2-40 3rd ed. double the airflow and minimum floor area listed.***

Performance Data Table

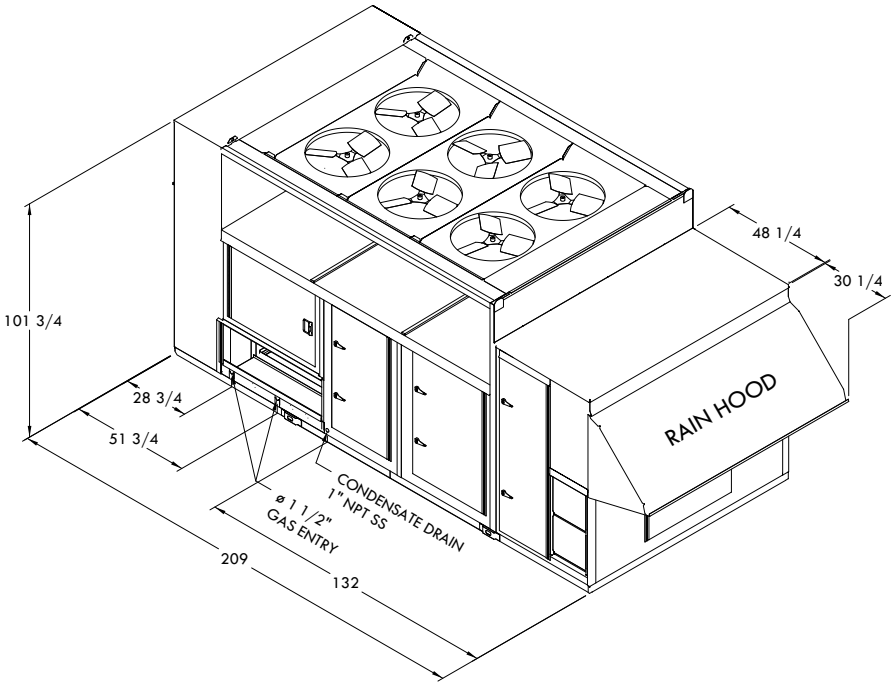
Outside Air		Mixed Air		Leaving Air		Heat Pump Capacity	Heat Pump Integrated Capacity	Heat Wheel Heating Capacity	Heating COP
DB °F	WB °F	DB °F	WB °F	DB °F	WB °F	MBH	MBH	MBH	W/W
62.0	56.2	72.8	61.1	106.6	71.8	731.9	731.9	40.1	2.76
57.0	51.6	71.9	60.4	103.6	70.7	687.5	687.5	69.1	2.72
52.0	47.1	71.1	59.8	100.8	69.6	645.3	645.3	95.0	2.68
47.0	42.6	70.2	59.2	98.0	68.5	605.6	605.6	118.8	2.65
42.0	38.0	69.3	58.6	95.3	67.5	567.2	567.2	141.2	2.61
37.0	33.5	68.5	58.1	89.3	65.4	530.8	456.0	161.5	2.31
32.0	28.8	67.6	57.5	87.3	64.6	495.1	432.7	181.9	2.31
27.0	24.3	66.7	57.0	85.3	63.8	460.4	408.3	200.3	2.31
22.0	19.7	65.8	56.5	83.2	62.9	426.9	383.5	217.7	2.31
17.0	15.0	64.8	56.1	81.2	62.1	394.7	359.2	234.4	2.30
12.0	10.4	63.9	55.6	79.1	61.3	365.4	335.1	249.8	2.30
7.0	5.7	63.0	55.2	77.0	60.5	336.9	310.0	264.8	2.29
2.0	0.1	63.0	55.2	*	*	*	*	*	*
0.0	0.0	63.0	55.2	*	*	*	*	*	*

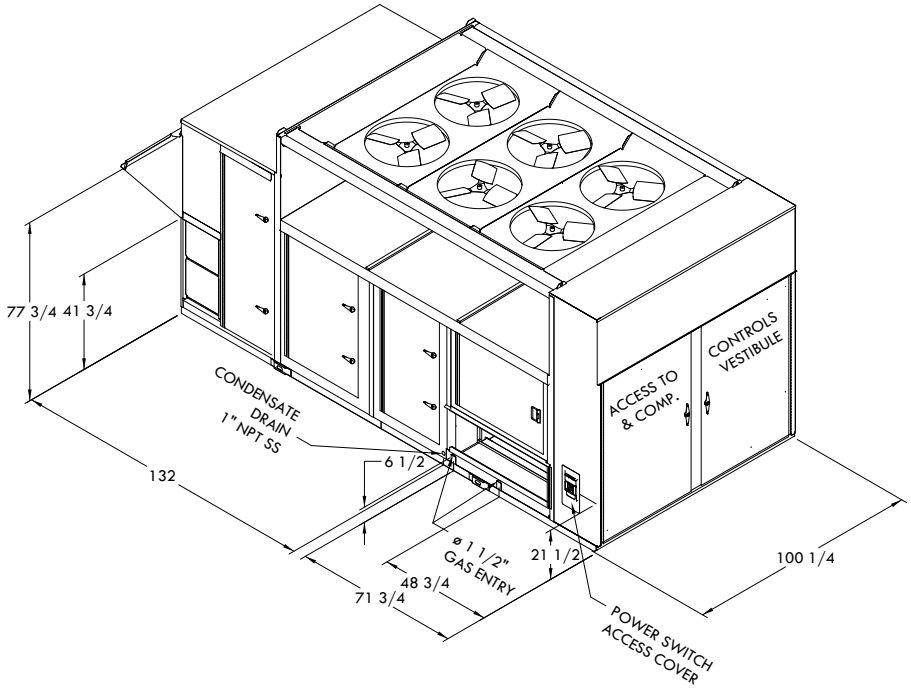
*Invalid operation point - Compressor operating outside of operating envelope
**Electric preheat is used to maintain the entering air temperature when applicable.

Unit Rating

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Ecat Price Version: 358

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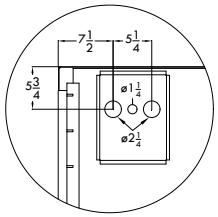




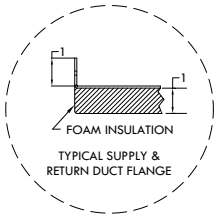
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RN D-CABINET 40-70 TON ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER, ENERGY RECOVERY WHEEL

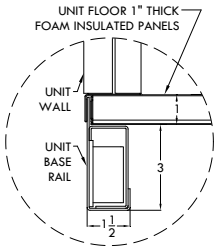
Job Name	Unit Tag	Drawing No.
Milhouse	RTU-4	CAT000463



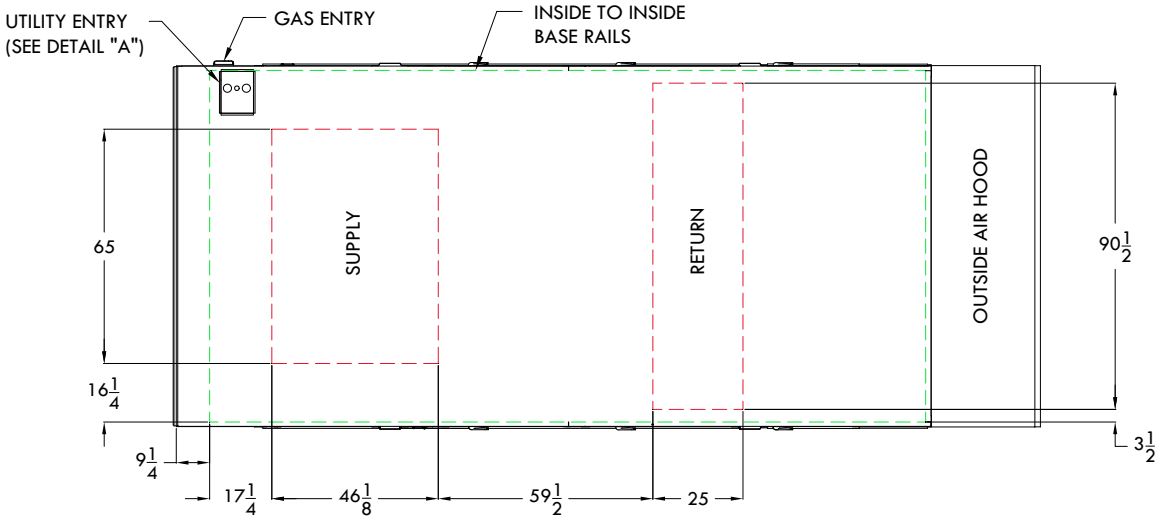
DETAIL A
UTILITY ENTRY

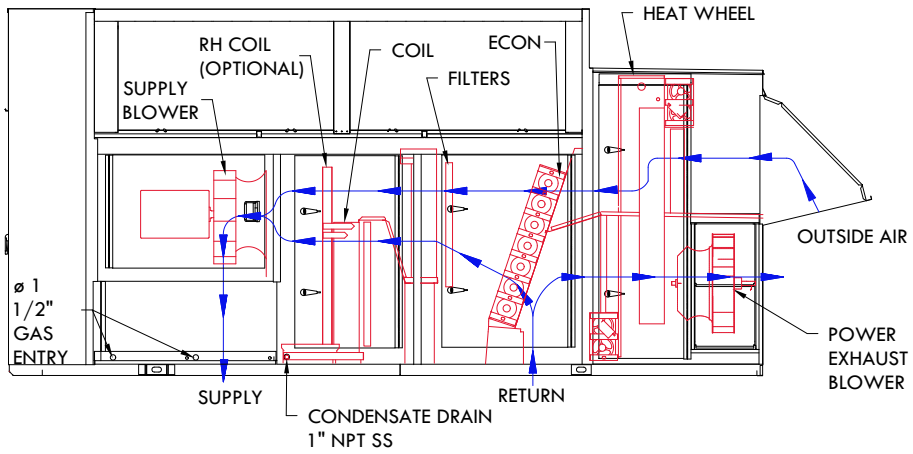


DUCT FLANGES



BASE RAIL
CLEARANCE





ALL DIMENSIONS IN INCHES

RN D-CABINET 40-70 TON ALPHA CLASS HEAT PUMP
AIR COOLED WITH ECONOMIZER, ENERGY RECOVERY WHEEL

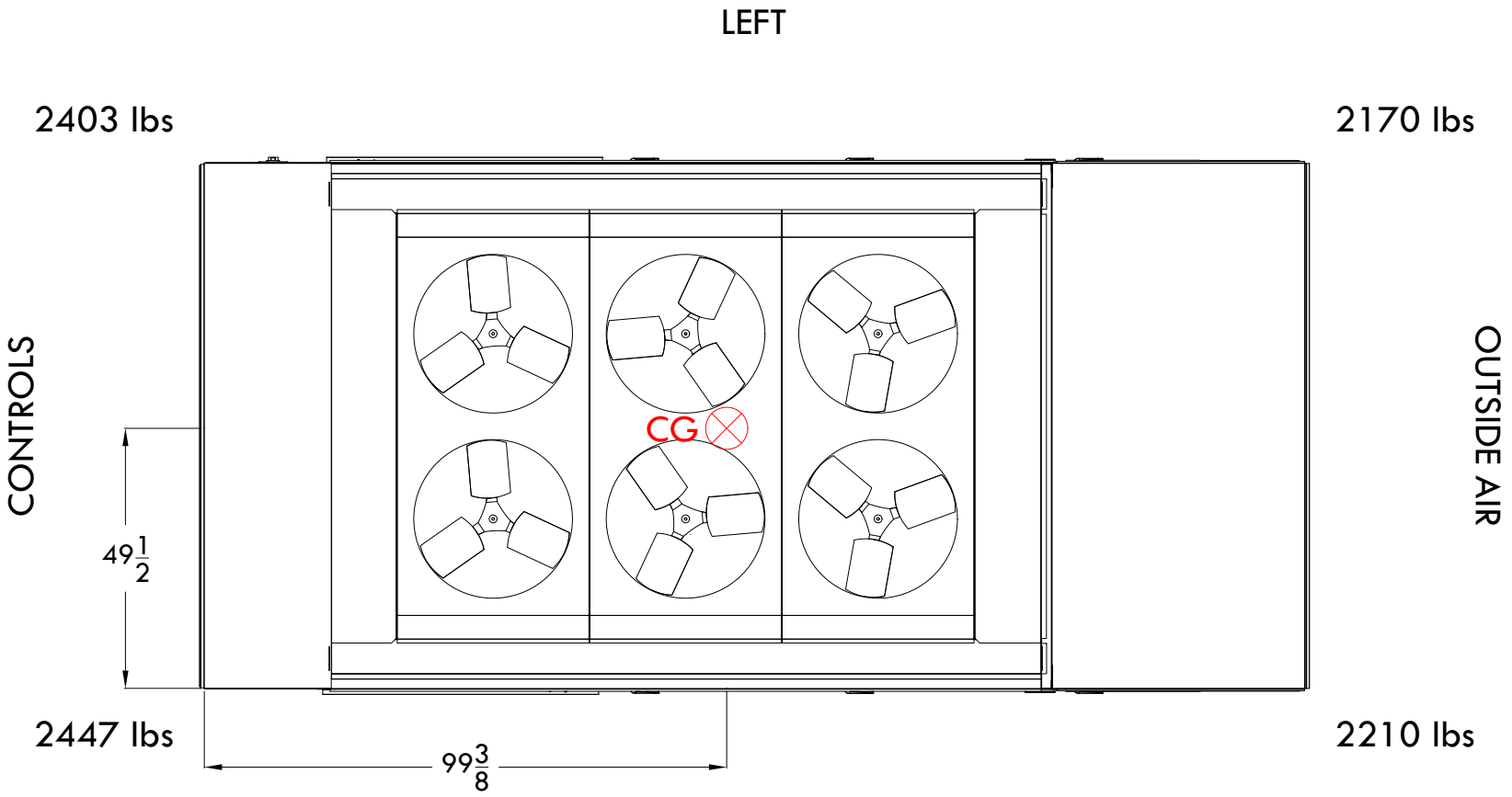
Job Name	Unit Tag	Drawing No.
Milhouse	RTU-4	CAT000463

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Shipping Weight: 9230 lbs ±5%

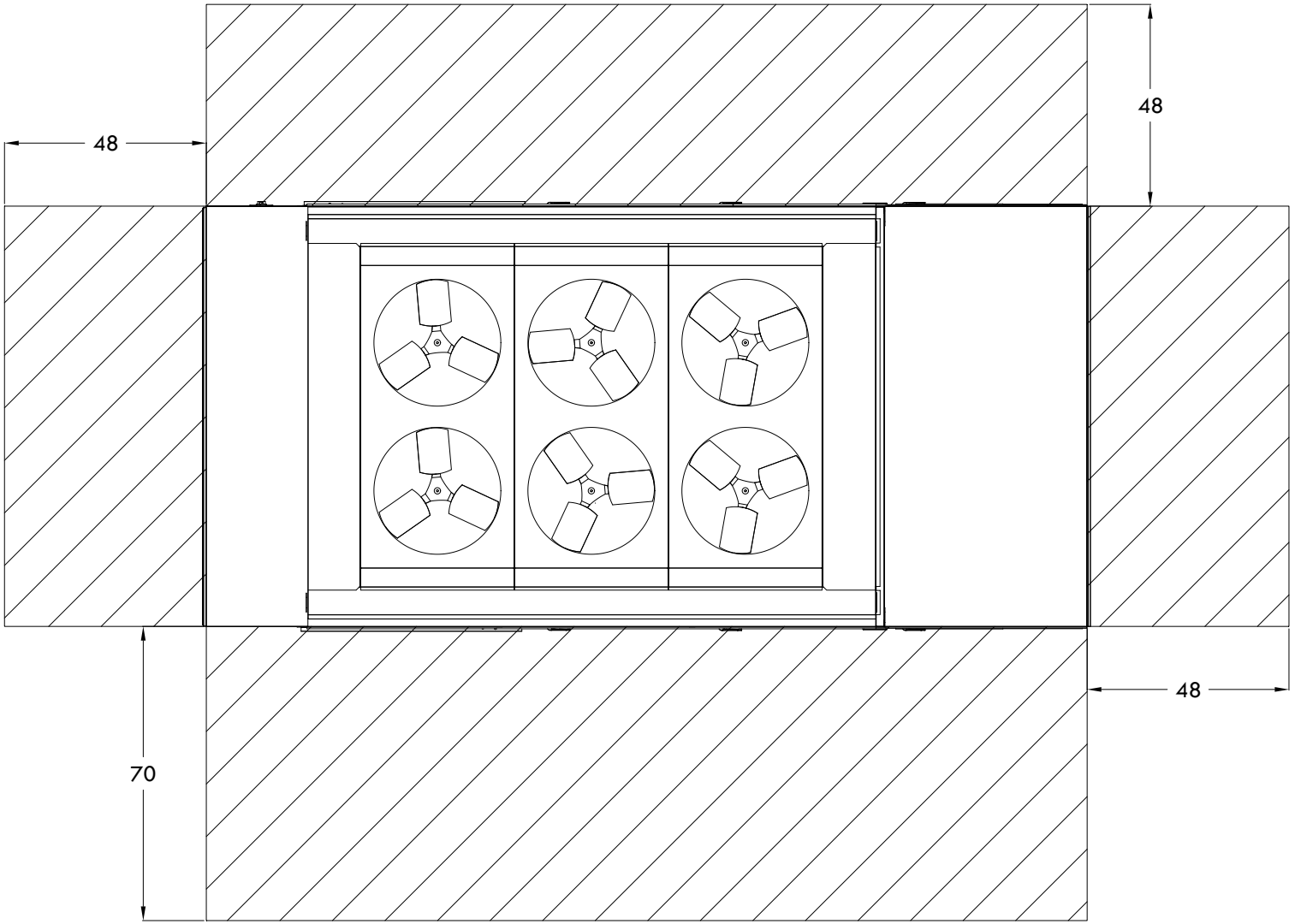
Operating Weight: 9230 lbs ±5%

Center of Gravity (X, Y): 99.4 in, 49.5 in



ALL DIMENSIONS IN INCHES

AAON	UNIT CORNER WEIGHTS AND CG		
Job Name: Milhouse		Unit Tag: RTU-4	Drawing No.: CAT000463



ALL DIMENSIONS IN INCHES

UNIT CLEARANCES

Job Name	Unit Tag	Drawing No.
Milhouse	RTU-4	CAT000463

7 PROJECT SCHEDULE

Project Schedule

DFSS Bronzeville Regional Senior Center

4711-4755 S. Calumet Avenue

Design Architect Services	Wks	Duration	Start	End	Comment
Schematic Design Phase	**16**	**114**	**5/7/2025**	**8/29/2025**	
Project Kickoff	**1**	**3**	**5/7/2025**	**5/9/2025**	
Project Kickoff Meeting with Users				5/7/2025	PBC Meeting
Project Kickoff Meeting with Alderman				5/8/2025	PBC / Alderman Meeting
PBC / DA Internal Meeting				5/9/2025	PBC / User Meeting
DFSS Senior Center Tours	**1**	**5**	**5/12/2025**	**5/16/2025**	
Southeast Atlas Regional Senior Center				5/13/2025	User Meeting & Tour
Northeast Levy Regional Senior Center				5/16/2025	User Meeting & Tour
Programming / Site Analysis	**1**	**5**	**5/19/2025**	**5/23/2025**	
Program, Site and Basic Schematic Overview				5/20/2025	PBC Meeting
Program, Prelim. SD discussion w/ Users				5/23/2025	User Meeting
50% Schematic Design	**4**	**31**	**5/26/2025**	**6/25/2025**	
Issue 50% SD Documents				6/20/2025	
50% SD Review Period and Cost Estimate				6/25/2025	
100% Schematic Design	**9**	**65**	**6/26/2025**	**8/29/2025**	
Issue 100% SD Documents				8/15/2025	
100% SD Review Period and Cost Estimate				8/29/2025	

8 DFSS/PBC/AOR USER MEETING MINUTES

- 05.23.25 User Meeting
- 05.30.25 User Meeting
- 06.06.25 User Meeting
- 06.13.25 User Meeting
- 06.20.25 User Meeting
- 07.03.25 User Meeting
- 07.11.25 User Meeting
- 07.16.25 User Meeting
- 07.18.25 User Meeting
- 07.25.25 User Meeting
- 08.08.25 User Meeting



Meeting Minutes Memorandum MTNG #6 – Program + SD in progress

Project: (PBC) DFSS Regional Senior Center
Meeting Date: May 23, 2025
Meeting Location: Virtual Teams
Memo Date: June 03, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Jordan Evangelista	DFSS
Angelica Dichosa	DFSS
Cynthia Corrales	DFSS
Kerl Lajeune	PBC
Keisha Johnson	PBC
Jose Barajas	PBC
Randy Williams	PBC
Miriam Gutierrez	PBC
Rada Doytcheva	RADA Architects
William Sitton	RADA Architects
Aram Garbooshian	RADA Architects

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss Program and SD Options in progress.	Note / Action
A	**Recap of DFSS Regional Center Centers Visited for Review:**	
	1. Southeast Atlas Senior Center; visited 05/13/25 by PBC/ RADA / DFSS. 2. Northeast Levy Senior Center; visited 05/16/25 by PBC / RADA / DFSS. The design team found the centers visited to be vibrant places with a wide variety of activities and programs. A big takeaway, seniors like to be where the action is, and around other folks even if they are not participating in the activities themselves. There too are private spaces, for quiet games / activities and classes. The two centers visited were single story buildings with off-street parking. The SE building has a basement with a billiards room and fitness room. The directors at each center commented on the lack of parking, congested entry or multiple entries, and at the SE center, a lack of usable outdoor space. 3. Comments by DFSS: o While there is a lot of energy in the buildings, there are spaces of concentration that are necessary such as massage rooms or enclosed computer lab for instruction. o The SE Center outdoor space lacks protection from the sun and is directly off the parking, it may not be used due to a feeling of lack of safety. Having a private space like the NE Center is more desirable for Seniors.	**RADA to include sun protection in outdoor space design.** **RADA to include public / private mix of spaces discussed.**
B	**Material Presented by RADA Architects:**	
	1. Site Context Presentation. SD Option presented with concept of a two-story deeper building rather than a three-story skinny building, which allows parking to	

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	the north. SD concept includes a linear two-story interior space (atrium).	
	2. Site Analysis, Program of Spaces dated 05/20/25, SD Options shown on site with demarcation line between Senior Center area and Residential Building area.	
	3. Program Discussion: o Atrium Space: DFSS asked for clarification on the atrium. Rada (RADA Architects) explained that the atrium is like the space at the SE Center, central space with skylights above, except for this building it's proposed to be more linear. o Kitchen: DFSS confirmed the need for a warming / prep kitchen with commercial appliances.	**RADA to size kitchen for warming/prep function**
C	**Main Points of Site Analysis**	
	1. RADA Architects thought the site needs to favor the Senior Center in terms of locating the Residential Building. The latter needs to extend around the corner of Calumet Avenue and 48th Street, to leave more space to the south of the Senior Center. **The Design is based on moving the demarcation line of the parcel by 60 to 80 feet to the south,** also to open enough space to move the parking for Seniors closer to entry (shown in all SD schemes reviewed).	
	2. Site Demarcation Line discussion: a. The 2022 Developer Scheme had roughly a 50/50 split in the site for the Senior Center and the Residential Building. b. RADA suggested a 60/40 split favoring the senior center for the reasons outlined above. c. PBC directed a scheme to be developed with the 50/50 split and another with a maximum of 55/45 but the demarcation line location is subject to future discussion.	**RADA to develop two scheme, Scheme 1 with 50/50 split, Scheme 2 up to 55/45 split.**
	3. Parking: Margaret (DFSS) explained in the 2022 Developer study; the parking was to be used by the Senior Center from 8:30am to 4:30pm. After 4:30pm the Residential function was free to use the lot as the Senior Center is always closed in the evening.	
D	**NEXT STEPS**	
	1. Refine SD based on feedback from this meeting for 5/30/23 meeting.	**RADA**
	2. Future review with Department of Planning and Alderman to get direction required.	**PBC / RADA**
	3. Next meeting 5/30/25 to discuss SD Options.	**PBC/DFSS/ RADA**

By: Aram Garbooshian, AIA, LEED AP
RADA Architects

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Attachments: Material presented by RADA Architects

CC: All Attendees

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Meeting Minutes Memorandum MTNG #8 – Program + SD in progress

Project: (PBC) DFSS Regional Senior Center
Meeting Date: May 30, 2025
Meeting Location: Virtual Teams
Memo Date: June 03, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Jordan Evangelista	DFSS
Kerl Lajeune	PBC
Keisha Johnson	PBC
Jose Barajas	PBC
Randy Williams	PBC
Miriam Gutierrez	PBC
Rada Doytcheva	RADA Architects
William Sitton	RADA Architects
Aram Garbooshian	RADA Architects
Diana Rodriguez	RADA Architects

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss Program and SD Options in progress.	Note / Action
A	**Material Presented by RADA Architects:**	
	1. Site Layout Option Diagrams, utilizing 50% of the site for the Regional SC development and comparing Scheme 1 (two-story scheme), Scheme 1A (two-story scheme with partial third floor and Scheme 2 (three-story scheme).	
	2. Program of Spaces dated 05/29/25, Bubble Diagrams and three-dimensional axonometric diagrams.	
B	**Main Points of SD Schemes**	
	1. Scheme 1: Two-Story Building; Deeper building footprint to accommodate program on two-stories. Allows for double loaded parking north of the building to front entry and provides a buffer from the rear of the adjacent Retail Building. NW Corner Entry. All major program spaces are organized by a two-story circulation spine/ space. The program of spaces is slightly adjusted to fit in two stories.	**22,000 SF**
	2. Scheme 1A: Similar to Scheme 1, with the addition of a partial third story, allowing for a large roof terrace and possibly a green roof. The fitness area could be located on the third floor and second floor activity space could be expanded.	**26,000 SF**
	3. Scheme 2: Longer and narrower building footprint; required three full stories to fit program, double loaded parking to the rear of the site and entry from S. Calumet. The major program spaces are organized by a three-story atrium.	**27,000 SF**
	4. Margaret (DFSS) asked if the schemes utilized a 55/45 ratio between the Senior Center site and the Residential Building portion of the site. Rada (RADA Architects) explained all schemes utilize a 50/50 site demarcation. In each case, the outdoor plaza is slightly smaller than the “developer scheme”. All agreed it’s best to utilize the 50/50 site demarcation.	**RADA to keep pursuing 50/50 site demarcation**

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	5. DFSS asked for clarification regarding the Scheme 1A rooftop space; RADA and PBC explained a partial floor allows the roof space to be utilized as outdoor space on top of the building. DFSS questioned the seasonal use, can't be used in winter. Rada explained there are various methods, overhangs, infrared heaters, and awnings on ground level outdoor plaza to improve comfort. Yolanda (DFSS) restated the use for the outdoor areas; Yoga Class, Music, Gardening, Readings / Lounging.	**RADA to explore terraces / outdoor areas for function and program**
	6. Margaret (DFSS) asked for the purpose of the angled walls of the Scheme 1 design; Rada (RADA Architects) explained Scheme 1 captures a bigger footprint on the 2nd floor, by using overhangs, and also provides shade the first-floor entries. The angles create orientation more toward the street versus looking at the building next door or alley.	
	7. DFSS asked for the purpose of the angels at the interior two-story lobby / atrium; Rada (RADA Architects) explained the lobby or atrium are wider at the entry, where more traffic is anticipated, then "funnels" users toward the variety of program spaces.	
	8. Jordan (DFSS) asked if elevator capacity was a consideration, especially if a single elevator is down for maintenance. All agreed two-elevators could be explored or the program may have to be adjusted to move fitness to the 1st floor with 1 elevator.	**RADA to explore 2 Elevators**
C	**Main Points of Program of Spaces / Diagrams**	
	1. The project, Program of Spaces, has been adjusted based on previous discussions with PBC / DFSS, including flex spaces and size adjustments. 2. Total program square footage is approximately 27,800 sf.	
	3. Adjacency diagram provided, illustrating main circulation spine, private vs. semi-public functions and activities. Axonometric diagram provided for Scheme 1 & 2.	
D	**SCHEDULE**	
	June 6, Friday — **SD MTNG with the PBC / DFSS / Alderman Office** To finalize details of the scheme and review with all stakeholders. June 11, Wed — **50% arch SD Issue to consultants + possibly Meeting** June 13, Fri — **Regular status PBC/DA/User Meeting** June 20, Fri — **50% SD Narrative and cost due to team + Meeting** June 25, Wed — **50% Issue of SD + Meeting**	
E	**NEXT STEPS**	
	1. Refine SD based on feedback from this meeting and share with PBC / DFSS	**RADA**
	2. Site Survey urgently needed.	**PBC**
	3. Distribution of meeting material to PBC/ DFSS	**RADA**

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By: Aram Garbooshian, AIA, LEED AP
RADA Architects

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Attachments: Material presented by RADA Architects

CC: All Attendees

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Meeting Minutes Memorandum MTNG #4 – Program + SD in progress

Project: (PBC) DFSS Regional Senior Center
Meeting Date: May 06, 2025
Meeting Location: Virtual Teams
Memo Date: June 24, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Jordan Evangelista	DFSS
Cynthia Corrales	DFSS
Angelica Dichosa	DFSS
Kerl Lajeune	PBC
Keisha Johnson	PBC
Jose Barajas	PBC
Randy Williams	PBC
Miriam Gutierrez	PBC
Rada Doytcheva	RADA Architects
William Sitton	RADA Architects
Aram Garbooshian	RADA Architects
Diana Rodriguez	RADA Architects
Fred Owens	Milhouse Engineering
George Bouris	Milhouse Engineering
Robert Thompson	Milhouse Engineering

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss Program and SD Options in progress.	Note / Action
A	**Introduction PBC**	
	PBC provided a recap from the previous meeting; The three schemes from the 5/30/25 meeting have been reduced to two schemes: **Scheme 1: Two-Story Scheme with double-loaded parking in front of the building.** **Scheme 2: Three-Story Scheme with double-loaded parking at the rear of the site.**	-
B	**Material Presented by RADA Architects:**	
	1. RADA Presented the two design options using plans, axonometric views and vignettes. 2. Scheme 1: Two-Story Design; Changes from the previous design include: o Adding an indoor patio space to the south area of the first floor, providing an extension of the exterior courtyard that can be used all year as a conditioned space. o The second-floor exterior terrace was increased in area to provide a more usable space based on DFSS feedback. The exterior terrace is partially covered and allows for flexible program use. o An extra elevator was added to the scheme bringing the total to two elevators. All agreed with two elevators, the second floor can have a fitness room instead of relocating it to the first floor as discussed previously.	-

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	o Scheme 1 has 42 parking spaces, but the final number may be slightly reduced after all site program items are incorporated. o Feedback from DFSS; two elevators, a larger terrace and an indoor patio will work well for their needs.	
	3. Scheme 2: Three-Story Design: o RADA explained with the smaller footprint of this scheme; the courtyard space can be larger than scheme 1 and the indoor patio was similarly added. o Scheme 2 has 40 parking spaces, but the final number may be slightly reduced after all site program items are incorporated. o An extra elevator was added to the scheme bringing the total to two elevators.	-
	4. Feedback from PBC and DFSS: o PBC noted an advantage to Scheme 1 is the control of parking with the majority in front of the entry area to the building. o PBC requested for the Bus drop-off to be added to the site plans in front of the building on S. Calumet and in the rear as an "alternate drop-off area". o PBC requested for room areas and colored diagram plans of function to be provided by the Design Team. o DFSS explained the difference between the private and public functions of their Senior Centers, and all felt the designs reflected the User needs. o PBC / RADA and DFSS prefer Scheme 1 but both schemes are possible solutions. PBC noted the next step will be to set up a meeting with the Alderman to present the two design options and seek approval. The recommendation will to the Alderman will be to pursue Scheme 1.	**PBC to set Meeting with the Alderman's Office to get approval.**
D	**SCHEDULE**	
	TBD **Meeting with Alderman for Review / Approval** June 13, Fri **Regular tatus PBC/DA/User Meeting** June 20, Fri **50% SD Narrative and cost due to team + Meeting** June 25, Wed **50% Issue of SD Costs**	
E	**NEXT STEPS**	
	1. Set up Alderman meeting for Review / Approval	**PBC**
	2. Refine SD based on feedback from this meeting	**RADA**
	3. Distribution of meeting material to PBC/ DFSS	**RADA**

By: Aram Garbooshian, AIA, LEED AP
RADA Architects

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Attachments: Material presented by RADA Architects

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Meeting Minutes Memorandum MTNG #5–SD Phase, Weekly Mtg

Project: DFSS Regional Senior Center
Meeting Date: June 13, 2025
Meeting Location: Virtual Teams
Memo Date: June 24, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Jordan Evangelista	DFSS
Angelica Dichosa	DFSS
Cynthia Corralles	DFSS
Matilda Pulaha	DFSS
Kerl LaJeune	PBC
Keisha Johnson	PBC
Jose Barajas	PBC
Randy Williams	PBC
Miriam Gutierrez	PBC
Rada Doytcheva	RADA Architects
William Sitton	RADA Architects
Aram Garbooshian	RADA Architects
Diana Rodriguez	RADA Architects
George Bouris	Milhouse Engineering
Sadie Wood	Milhouse Engineering
Jerry Hall	Milhouse Engineering
Mehdi Modares	Milhouse Engineering

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss Program and SD Options in progress.	Note / Action
A	**Introduction PBC**	
	1. PBC provided a recap of project activities to date and summarized the Meeting w/ Alderman Dowell which resulted in the selection of Two-Story scheme-1 for further development.	**Design Team to develop 2-Story Scheme**
	2. 50% SD pricing documents are due on 6/20, to be sent to the PBC's cost estimator. Goal is for the stakeholder budget and documents to be sent to DFSS and Alderman Dowell by 6/30.	**Design Team to issue docs to PBC**
	3. Alderman Dowell requested a community meeting for the end of July prior to the PBC's 8/12 board meeting. Specific dates and further details will be coordinated and provided by PBC.	**PBC to provide mtg details. Design Team will coordinate for presentation materials.**
B	**Material Presented by RADA Architects**	
	1. Site Development: Rada presented the development of the site. Various details added to the site; trash enclosure, transformer location, parking islands, loading berth, bus drop off locations; results in 40 total parking spaces included two accessible (ADA) parking stalls and EV ready stations.	-

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	2. Building Development: Rada noted the plan has been developed to add various building functions; Back of House elements including electrical switchgear rooms, mechanical shafts, receiving room, (2) elevators and various storage space. Building is currently programmed as 24,675 SF.	-
	3. Rada explained the development of the dining / indoor patio room, illustrating the key change expanding the dining room to the south into a portion of the enclosed patio space formerly labeled as "indoor / outdoor". This allows for a direct connection from the dining room to the courtyard and allows more dining capacity in the largest room. The placement of the stage has been also moved. (DFSS) inquired about the dining room capacity; Rada noted the dining room can accommodate approx. 100 people with tables and has a potential code capacity of 146 people. DFSS desire is to maximize the dining capacity, by exploring the use of mixed square tables or longer banquet style 6-8' rectangular tables. Rada noted that the design provides an opportunity for expanding dining capacity into Community Multipurpose rm #2, by adding back the moveable partitions on both sides of the corridor and using some of the corridor space for dining tables. DFSS would like to see configuration options that combine the dining room, multipurpose room(s) and possibly the enclosed patio room into a single large space. DFSS to confirm operations of the area with the lounge/flex space.	**RADA to confirm dining room capacity, most efficient furniture options and add moveable partition(s) conditions**
	4. Rada explained the development of the Multipurpose / Community Rooms #1 and #2. DFSS requested a moveable partition between the two rooms instead of doors on hold-opens. DFSS also inquired about noise control between the various spaces and the overall importance of acoustics per varied programming. All agreed, acoustically appropriate materials will need to be selected.	**RADA to provide movable partitions.**
	5. Rada presented the 2nd floor development noting the revised sizes of the various spaces including the movie room (relabeled from Theatre Rm per code requirements), fitness room, classrooms, etc. DFSS questioned the function of the "Movie Room" and thought it may be used for performances with a moveable stage etc. Rada explained the stage is located on the first floor and all agreed the first floor is the appropriate location but to move it from the dining room to the community room, freeing the dining room for more seating. The program listed the movie room (aka Theater) as 800 sf and as a place for viewing (not particularly performances). To stay within the requirement for having a single exit, Rada noted the largest that the movie room can be is 735 sf., The capacity needs to be kept at 49 person capacity (vs, program 50 people requiring two exits). DFSS did not want to reduce the size of the fitness room to expand the movie room. The request was, if possible, to mimic the size of the fitness room at the NE Center.	**RADA to explore making the Movie Room slightly larger** **RADA to review size of Fitness Room per NE Center and confirm equipment layout.**
	6. Rada presented design ideas for connecting the Dining, Indoor Enclosed Patio and Exterior Courtyard using materials and geometric flooring patterns. Various ideas and examples for seating, lighting and finishes were presented for the exterior courtyard and indoor enclosed patio. Overall DFSS was favorable to the ideas presented and noted the use of seat backs are preferable for benches in the exterior courtyard.	**RADA to explore design of spaces further.**

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D	**SCHEDULE**	
	June 20, Fri **50% SD Documents (dwgs & narratives) to be submitted to PBC for pricing + Meeting**	
E	**NEXT STEPS**	
	1. Refine SD based on feedback from this meeting and share with PBC / DFSS	**RADA**
	2. Develop key questions regarding capacity and use for various spaces such as: "What is the needed banquet style seating capacity in the dining room?"; Number and types of fitness room equipment; Number of pool tables in billiards room, number of seats in classroom, etc. 3. Comparison of the original program area SF to the current design for understanding area impacts for DFSS review of operations.	**RADA**
	4. Distribution of meeting material to PBC/ DFSS	**RADA**

By: Aram Garbooshian, AIA, LEED AP
RADA Architects

The preceding information is the writer's understanding of the matters discussed, and the conclusions reached in a summary format. This will become a part of the project record documents and is the basis upon which we will proceed. Concurrence is presumed unless the writer receives prompt notice of additions or corrections within seven days (7) of the transmitted date.

Attachments: Material presented by RADA Architects

CC: All Attendees

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Meeting Minutes Memorandum MTNG #6–SD Phase, Weekly Mtg

Project: DFSS Regional Senior Center
Meeting Date: June 20, 2025
Meeting Location: Virtual Teams
Memo Date: June 24, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Kerl LaJeune	PBC
Keisha Johnson	PBC
Miriam Gutierrez	PBC
William Sitton	RADA Architects
Diana Rodriguez	RADA Architects
Roshan Patel	RADA Architects
Mehdi Modares	Milhouse Engineering

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss Program and SD Options in progress.	Note / Action
A	**Introduction PBC**	
	1. PBC provided a recap of project activities to date and summarized the next step as distributing the 50% SD documents for cost estimating to be issued by RADA to PBC by end of day.	**Design Team to issue docs to PBC**
	2. PBC initiated a discussion with DFSS to address some programmatic issues and questions raised in previous meetings. RADA suggested that a review of the developed plans would be a good way to start the discussion and allow discussion of key issues.	
B	**Material Presented by RADA Architects**	
	1. Site Development: RADA presented the development of the site and explained the adjustments made to fit the site in alignment with the site plat of survey. RADA noted that this required a 6.5ft reduction in the North / South direction. 2. Key adjustments included a 5ft reduction in the 1st floor offices, which were previously oversized. The offices are now sized 10ft x 12ft and will accommodate a standard office configuration with guest side chair/s. 3. RADA noted that the courtyard width was maintained at 30ft benefiting from building separation at the south line should the developer locate their building on the line. 4. The total building area as adjusted is 24,566GSF.	-
	5. Building Development: Rada noted the plans have been developed to address building functions and previous commentary. Specific elements discussed are in the following comments.	-

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	6. Dining Room: DFSS would like to seat 150 people in the primary dining room. RADA indicated that the 115 people indicated in the developed plan utilized 96-inch log banquet style tables to accommodate 8 people. PBC stated that the tables seem large and suggested the use of 80-inch-long tables for up to 8 people. RADA requested that DFSS provide RADA with the size of table that they predominantly use, allowing for an adjusted plan / population to be generated. As previously noted, the dining room has a potential code capacity of 146 people. 7. RADA explained the expanded storage rooms along the East wall for chair and table storage. 8. PBC noted that the stage shown in the Community/Multi-Purpose Rm #2 is presently shown as a fixed element but could be a portable/demountable type that could be stored when not in use. DFSS will review and advise.	**DFSS to provide additional information on table sizes and decide on fixed / movable stage.**
	9. RADA explained the plans show the resolved locations for moveable partitions for the Dining and Multipurpose / Community Rooms #1 and #2.	
	10. Rada presented the 2nd floor development noting the revised sizes of the various spaces including the movie room and fitness room, classrooms, etc. The Movie Rm has been adjusted to 735 SF allowing for a capacity of 49 max people to avoid a second exit. Fitness Rm: RADA presented the equipment/areas developed as representational of the equipment and space allocation possible for the room. DFSS noted that the amount of equipment in the fitness room should be maximized. DFSS stated that they would evaluate the room equipment needs and possibly consult with a vendor to determine equipment requirements and assist in laying out the space. DFSS discussed the possible need for a larger yoga area. It was pointed out that larger yoga groups/classes could possibly be scheduled in Classrooms. PBC/DFSS commented that the Massage room may be too large. DFSS stated the need for a massage table, stool, and cabinet with sink in the room.	**DFSS to provide equipment needs and possible layout.**
	11. Billiards Room: DFSS would like more than 2 billiards tables. RADA agreed that cue clearance space could overlap, and 3 tables could be accommodated. PBC suggested that this room be labeled as a Gaming Room.	**RADA to revise table layout.**
	12. Computer Classroom: DFSS noted that the RADA shown arrangement is a typical classroom style. Functionally the goal of this space is to serve as a technology lab and learning center. This may include learning how to use a smartphone, apps, etc in addition to traditional computers. An alternative table arrangement may be desirable. PBC stated that the "classroom" arrangement should be mirrored to face the opposite end wall for a traditional teaching scenario.	**RADA to adjust table arrangement**
	13. 2nd Flr Outdoor Terrace: PBC asked DFSS how they envisioned using his space, perhaps a lounge with tables and chairs. DFSS saw the possibility for a greater population / standing room / dance space with a DJ. RADA pointed out that, under that usage, the Terrace capacity would increase to about 156 people. The exiting doors as shown accommodate this capacity. Milhouse	**DFSS to review and advise usage and furniture needs.**

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	mentioned the need to evaluate dynamic loading in Structural engineering. Per DFSS power and data are needed in this space.	
D	**SCHEDULE**	
	June 20, 2025; 50% SD Documents (Dwgs & Narratives) submitted to PBC for pricing + Mtg **June 27, 2025;** DFSS Meeting DFSS Meeting **June 30, 2025;** 50% SD Cost Estimate Due	
E	**NEXT STEPS**	
	1. Refine SD based on feedback from this meeting and share with PBC / DFSS	**RADA**
	2. Distribution of meeting material to PBC/ DFSS	**RADA**

By: William Sitton, Principal
RADA Architects

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Attachments: Material presented by RADA Architects

CC: All Attendees

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Meeting Minutes Memorandum MTNG #7–50% SD Review Mtg

Project: DFSS Bronzeville Regional Senior Center
Meeting Date: July 03, 2025
Meeting Location: Virtual Teams
Memo Date: July 13, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Kerl LaJeune	PBC
Keisha Johnson	PBC
Miriam Gutierrez	PBC
Jose Barajas	PBC
Rada Doytcheva	RADA Architects
Aram Garbooshian	RADA Architects
William Sitton	RADA Architects

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss Program and SD Options in progress.	Note / Action
A	**Introduction PBC**	
	1. PBC provided an introduction explaining the purpose of the meeting is to get feedback from DFSS on the Design Team's 50% SD Submission. The meeting was predominantly spent on the programmatic requirements for the dining room.	-
B	**DFSS Dining Room New Programmatic Requirement Discussion**	
	1. The focus of the discussion was centered on the first-floor dining room arrangement and capacity. RADA showed various new plan options to address increased capacity of the Dining Room, addressing previous requests to remove the stage from dining room to community room and to add dining furniture layout options in Community Room # 1. The Layout options presented were as follows: Dining Layout 1 **Three main spaces Dining, Community Rooms #1 and #2 functioning separately to main functions.** (Moveable partitions in closed position, separating them from main traffic and from each other.) Dining seats in space without stage – 144. Furniture closet for storing folding furniture in dining room provided. Dining Layout 2 **Dining separate (moveable partition in closed position), Community #1 and #2 combined in auditorium seating arrangement with stage**). Dining seats without stage 144. Furniture Closet for storing folding furniture provided. Dining Layout 3 **Dining combined in Dining Room and Community Room 2 (partitions open and stored in closets)**; Community #1 functioning separately (moveable partitions in closed position). Dining seats 144 + 60 provide 204. Closet for storing folding furniture provided. In dining space provided. 2. DFSS communicated that the dining room function is geared towards socializing around and with food as an element for events (i.e. lunch and learns). DFSS further clarified that the stage podium, which was moved to Community Room #2 to allow for more dining seating in the dining room, be moved back in the Dining room. Concerns about the sight	

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	lines were the main reason. DFSS also noted during large events they would like to have dining with 200 people, which is only achievable by combining Community Room 2. 3. Stage Location: (PBC) provided sketch for sight lines that address all spaces if stage is moved where Furniture Closet is shown in the dining room. DFSS agreed that this location addressed the concerns. No further discussion was held on how this location affects the furniture storage needs, nor the kitchen layout. The team was asked to make things work. 4. (RADA) provided alternative sketch for stage location in Community #2 with same good sightlines – if patio is reworked to an elongated shape, so that Dining and Community 2 are within one big rectangle – for consideration, so that furniture closet arrangement in Dining remains unaffected. PBC advised that this arrangement would further complicate the operations and circulation between all of the surrounding spaces. (PBC) requested that the design team show DFSS how the furniture storage will work. No information on the number of tables to be stored was provided. the plan for next steps for the layouts were discussed – based on including Community 2 in the dining arrangement together with Dining room and potentially isolating this area with a Temporary curtain or panel to maintain access around. The design team was to check code implications, if any. DFSS communicated that there will not be any problem accessing other activities on the floor or upper floor, as visitors can take stair 1 and the elevators or the monumental stair. 5. DFSS had no other comments on the 50% SD Submission.	
C	**SCHEDULE**	
	July 11, 2025; Next DFSS User Meeting	
D	**NEXT STEPS**	
	1. Design Team to Adjust Dining/Community Layout based on the programmatic feedback from this meeting, and PBC sketch locating stage in the location of furniture storage;	**RADA**
	2. Respond to PBC / DFSS 50% SD Review Comments	**RADA**

By: Aram Garbooshian, Principal
RADA Architects

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Attachments: Material presented by RADA Architects

CC: All Attendees

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Meeting Minutes Memorandum MTNG #8– SD Review Mtg

Project: DFSS Bronzeville Regional Senior Center
Meeting Date: July 11, 2025
Meeting Location: Virtual Teams
Memo Date: August 07, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Kerl LaJeune	PBC
Randy Williams	PBC
Keisha Johnson	PBC
Miriam Gutierrez	PBC
Jose Barajas	PBC
Rada Doytcheva	RADA Architects
Aram Garbooshian	RADA Architects
William Sitton	RADA Architects

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss schematic design progress.	Note / Action
A	**Introduction PBC**	
	1. PBC provided an introduction explaining the purpose of the meeting to receive feedback from DFSS on the progress of schematic design. 2. PBC explained that the project budget and cost estimates will be reviewed in a separate meeting with DFSS.	**PBC / DFSS to meet on Budget**
B	**Warming Kitchen Discussion**	
	1. All agreed a meeting to discuss the specifics of the warming kitchen will be set up in the future. DFSS will bring the nutrition team to the discussion and RADA to provide questions for review prior to the meeting. 2. Preliminary comments: provide serving line with sneeze guards, durable materials for cleaning, proper depth for three compartment sinks, add ice machine, add handwashing sinks to main kitchen space in addition to dishwashing area.	**Team to review Warming Kitchen**
B	**DFSS Dining Room Layout Discussion**	
	Two dining area solutions were presented – Dining Layout 1 and 2, in response of previous meeting programmatic discussion. The two layouts only differ as to the configuration of the indoor patio. Otherwise, the main features are: • Dining room to have seating close to 150 p. • Stage location with good sight lines from everywhere including from Community MPR 2 • Community MPR 2 seating as shown to add to 200 p., while locating folding furniture storage at the far end of the overall viewing area (quite favorable, to not waste area in main Dining room, and take space from potentially most distant seating) • Moveable partition between Community MPR 2 and the Lobby, or no partition at all. For clarity plans show no partition. • Fixed partition between Community 1 and 2, or partition could be moveable, fixed shown for clarity. The idea of fixed came	

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	from the feedback that no performance and desirable connection between these two rooms was envisioned in this regard. (as proposed earlier). It also responded to the need to value engineer parts of the project, movable partitions are costly and to the need to find locations in this open plan where structural cross-bracing could be introduced. • Dining/Com 2 area could be closed off for larger event – with two double doors toward lobby as shown. Daily these two double doors can remain on hold-opens, virtually restoring the integrity of the lobby. The above discussion was not further extended, but feedback from User regarding still desirable connection between MPR1 and MPR 2 was noted. RADA to restore this connectivity. **Storage of Dining Room Furniture:** prior request and discussions called for accommodating storage of all movable furniture. The solution proposed was not discussed extensively, but the new directive was to accommodate storage for 50% of tables and chairs **Dining Capacity**: capacity in the Dining Room should be maximized to the extent possible. Capacity of 140 people is acceptable. For large events seating capacity of 200 people is acceptable.	
E	**Garden Space**	
	1. DFSS requested gas grilles for cooking. 2. PBC noted the water feature is not in the budget and should be removed.	
C	**SCHEDULE**	
	July 16, 2025; Next DFSS User Meeting	
D	**NEXT STEPS**	
	1. Design Team to Adjust Dining/Community Layout based on feedback from this meeting	**RADA**

By: Aram Garbooshian, Principal
RADA Architects

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Attachments: Material presented by RADA Architects

CC: All Attendees

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Meeting Minutes Memorandum MTNG #9 Warming Kitchen Program/SD Review

Project: DFSS Regional Senior Center
Meeting Date: July 16, 2025
Meeting Location: Virtual Teams
Memo Date: July 16, 2025
Attendees:

Margaret Laraviere	DFSS
Shavette Lovemore	DFSS
Janiece Johnson	DFSS
Alicia Henry	DFSS
Nathaniel Cummings	DFSS
Kerl LaJeune	PBC
Keisha Johnson	PBC
Miriam Gutierrez	PBC
Rada Doytcheva	RADA Architects
William Sitton	RADA Architects
Roshan Patel	RADA Architects

The following are summaries of the various discussions and directions:

	The meeting review of Kitchen Program and SD layout substituted the planned Final SD Plans review meeting, which was postponed.	Note / Action
A	**Introduction PBC**	
	1. PBC provided an introduction explaining that RADA Architects provided several programming questions via E mail, prepared a Program and Equipment list, as well as an SD layout, which fits in the overall program and floorplan. RADA Architects is looking for confirmation of the above information or comments on how to adjust to final Floorplan and Basis of design for the forthcoming project milestone issue.	-
B	**Main points of the Discussion:**	
	EQUIPMENT DISCUSSION AND DIRECTIONS: 1. STEAM TABLES, WARMING/ COOLING EQUIPMENT, CONVECTION OVENS, RANGE. The User communicated that **steam tables** are preferred to be used at the serving line. Two pans are usually used for serving. There are two **warming cabinets** used at Central Facility, with 3 shelves, however only one could suffice for this project. Steam table location after moving to serving line could be used as a work counter. Comment was made that 3 **convection** ovens are not needed, just one. Rather a **cooling table** for box lunches – needs to be added. **The direction is to include (1) steam table, (1) warming cabinet, (1) convection oven, (1) cooling table, (1) cooking range with an oven.**	

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	2. REFRIGERATORS. **The direction to include an additional commercial grade refrigerator**. Separate beverage refrigerator not needed. SPACES DISCUSSION AND DIRECTIONS: 1. **Isolating the serving line from the dining area** is desirable. Could be partial (shutter in off hours, and some visibility during the day), or complete – putting a wall behind the serving isle. The latter may create spatial constraints, which is not desirable within the limitations of the project. **The direction is to: Provide partial isolation to the extent possible**. Note: Kitchen is behind doors and can be locked, as will the dry food storage. 2. **Dry food storage**. Comments were made that it looks bigger than what the User currently have in other facilities. They currently have 6 shelves and hooks for aprons. The RADA plan has a separate locker area, **The direction is to: Reduce the dry food storage as needed.** 3. **Dishwashing area**. Comments were made that a dishwasher is not needed, neither the dishes drop off area, as all dishes and silverware are disposable. This area is used only for rinsing pans and trays and serving utensils. **The direction is to: Remove dishwasher, possibility to add the icebox in this room. Close the passthrough for dirty dishes.**	
C	**CONCLUSION**	
	Keisha J (PBC) and Rada D (RADA), summarized the results of this discussion, as follows: 1. The designated footprint for the warming kitchen is sufficient, 2. Functional flow is satisfactory. 3. Input from the User on the details was most useful and appreciated.	
D	**NEXT STEPS**	
	1. Design Team to adjust Program and Plan, for the RADA Food Service Consultant review. A revised final submittal of plan sketch, and narrative Basis of Design will be provided within a week back to the User, for minor adjustments if necessary prior to SD issue on Aug 15, 2025.	

By: Rada Doytcheva, PHD, FAIA, Principal
RADA Architects

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Attachments:

CC: All Attendees

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Meeting Minutes Memorandum MTNG #10 – Final SD Plans Review Mtng

Project:	DFSS Regional Senior Center	
Meeting Date:	July 18, 2025	
Meeting Location:	Virtual Teams	
Memo Date:	July 20, 2025	
Attendees:	Margaret Laraviere	DFSS
	Kerl LaJeune	PBC
	Keisha Johnson	PBC
	Miriam Gutierrez	PBC
	Jose Barrajas	PBC
	Rada Doytcheva	RADA Architects
	William Sitton	RADA Architects
	Roshan Patel	RADA Architects

The following are summaries of the various discussions and directions:

	The meeting goal was to confirm dining/performance/community rooms layout, as well as overall first and second floor layouts, as a basis for consultant coordination and completing SD package.	Note / Action
A	**Introduction PBC**	
	1. PBC turned the discussion to the DA to explain and present the layout.	
B	**RADA Architects layout presentation and plans confirmation by DFSS**	
	1. Dining/performance/community rooms layout • Rada presented the plan, explaining how each one of these spaces would function independently and separated, as well as how Dining and MPR#1 (Multipurpose Room #1) can be combined as one space using moveable partitions. • Rada reported about Department of Building Review of the plans, resulting in a recommendation that this area be separated from the main lobby with doors. Such a solution showing two double doors around a central fin, with the possibility of staying on hold opens was shown both in axon views as well as in plan views. Rada further explained that the separation could be avoided, but other costly code requirements throughout the building will need to be met. • PBC Keisha Johnson noted that the moveable partitions may not end up being glass partitions but still folding partitions to assure the function. This comment was budget related. • The DA (RADA) recommended that the above-described code separation between Dining/Performance/Community rooms be the basis of proceeding with the project, for code as well as for functional reasons – noise, odors, privacy. Such a solution provides separation, at the same time wide and clear circulation area through the door openings, extending the lobby and access to indoor patio when doors are in open position. Examples of similar solutions from other projects were reviewed. **Margaret Laraviere concurred that this is the best solution, and DFSS would like the project to continue on this basis**.	

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	2. Connection between MBR #1 and MPR #2 • Rada explained that the connection between the two community rooms can be achieved on the same basis – with two double doors, that could be closed, when individual use is need, or stay on "hold opens" when movement and visual connection between the two rooms is desirable. She further explained that this is also an appropriate solution in view of the structural requirement for this wall, which commands designing structural bracing between the columns. The solution described better addresses the latter given, and is also budget sensitive, and acoustically sound one. **Margaret Laraviere stated that it is understood that structural requirements need to be met, and that this solution will work well, in particular when acoustical separation may be important. DFSS would like the project to continue on this basis**. 3. **Review of overall First Floor Plan**. The DA presented in detail the whole plan, the following are the notable areas as discussed: • **Storage for folding furniture** was shown in the best location, which was least affecting Dining room seats, and vision sightlines. The storage area shown in closets and room on the west side of the building could accommodate all dining tables, and a large number of stackable chairs. It was discussed that there is no need to empty all spaces of furniture, which may also create a different code interpretation. The storage space then, seems oversized, but DFSS prefers to keep as shown. • **Fireplace and Water feature** – were discussed as items that will be removed from the project, until better comfort with the budget exists. They also represent items that could be added later to the building. DFSS stated understanding with the need to remove. • **Furniture in the Lobby and Community Lounge** was reviewed and positively accepted. The surrounding walls are to accept exhibit display rails for posting artwork as the design team saw in the other centers. • **The issue of placing a station for security officer in lieu of seating group by the shop was discussed**. DA suggested that any security personnel could be stationed in the large reception area, and that the entrance needs space for people walking in and out, and better visual perception upon entering the building. The current design is to remain. • **Support areas along the north side of the building** were reviewed and found acceptable The conversation confirmed that the First Floor Plan as designed is adequate and satisfactory to proceed to coordination and completion. 4. **Review of overall Second Floor Plan**. The DA presented in detail the whole plan, the following are the notable areas as discussed: • **The Fitness Center** layout addresses the inclusion of more workout stations, and removal of open floor area for yoga practice. • **The Terrace furnishings** were discussed whether they need to be different in view of DJ and other parties, it was concluded to remain unaltered. A discussion about sun control on this terrace was held – with the idea of retractable awning possibility, but it was concluded that sun shading using umbrellas is a budget friendly solution as well. No awning will be included in the project. • **The Classrooms** as designed are acceptable, with further confirmation of program for furnishing to come to the design team. DFSS intends to include different arrangements for classrooms than what the team saw during the visits. Program will be delivered to the design team at the beginning of the following week. The rooms configuration will not be affected. • **Renaming the Classrooms to function which describes them better**, and to avoid burdening the project with code requirements related to classrooms:	**RADA** **DFSS** **RADA**

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	Computer Classroom will be called Technology Center, in line with DFSS forward thinking. Classrooms will be called Activity Rooms, as they are not going to be used as typical classrooms. Activities that are going to take place are: Music Appreciation, clubs, sewing, quilting, and others. The conversation confirmed that the Second-Floor plan as designed is adequate and satisfactory to proceed to coordination and completion.	
C	**SCHEDULE**	
	July 25, 2025; Next DFSS User Meeting	
D	**NEXT STEPS**	
	1. The Design Team to receive formal approval of Final Plans, so that coordination with consultants can proceed on schedule.	**PBC**
	2. Next two weeks are important for structural and MEP coordination, LEED confirmation, energy code requirements and energy code model, value engineering continuing.	**PBC, RADA and design team**

By: Rada Doytcheva, PHD, FAIA,
Principal
RADA Architects

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Attachments: Material presented by RADA Architects

CC: All Attendees

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Meeting Minutes Memorandum MTNG #11 –User Meeting

Project: DFSS Regional Senior Center
Meeting Date: July 25, 2025
Meeting Location: Virtual Teams
Memo Date: August 07, 2025
Attendees:

Margaret Laraviere	DFSS
Yolanda Curry	DFSS
Kerl LaJeune	PBC
Keisha Johnson	PBC
Miriam Gutierrez	PBC
Aram Garbooshian	RADA Architects
Roshan Patel	RADA Architects

The following are summaries of the various discussions and directions:

	The weekly progress meeting was held to discuss the schematic design documents in progress.	Note / Action
A	**Introduction PBC**	
	1. PBC provided an introduction explaining the progress of project development.	-
B	**Warming Kitchen**	
	1. RADA presented the revised floor plan / equipment plan for the warming kitchen, incorporating the input from DFSS / RADA User Warming Kitchen programming meeting on 7/16/25. All agreed the layout is acceptable for the schematic design phase. 2. RADA explained the new range will be electric as the entire building is designed to be electric. PBC said they will have a separate discussion with 2FM regarding all electric building design. That discussion is related more to the building heating, but it would influence the warming kitchen range.	**PBC to discuss w/ 2FM on all Electric Building**
C	**Floor Plan Comments**	
	1. PBC questioned the size of the water room now that the plumbing engineer has determined that a booster and fire pump are not necessary. RADA to investigate with Milhouse. 2. PBC proposed if the water room decreases in size, the adjacent storage room could increase in size and be used for furniture storage from the multi-purpose room. This would remove the need for large storage closets in the room and make the room more rectangular. RADA to review. 3. Fitness Room: RADA to follow up and provide a dimensioned plan of the fitness room for DFSS use in discussion fitness equipment with fitness equipment venders. 4. PBC inquired on the height of the “stage” in the Dining Room. RADA explained the height is 14”. PBC asked to consider the name to change to “platform” since it is not a stage function, there will be no theatrical curtains / lighting or backdrops for instance.	**RADA to confirm water room size** **RADA to send Fitness Room Plan** **RADA to make plan changes**

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	5. PBC questioned the window behind the stage and suggested the window change to a clearstory. RADA agreed and will update the drawings. 6. RADA explained the shop size has increased by 5' to make the room more functional. All agreed this is an improvement. 7. PBC notes the upper terrace should have umbrellas for overhead protection. 8. PBC questioned the need for a large storage room adjacent to the Movie Room and thought two smaller storage rooms would be more functional. RADA to review but noted access to this space is limited.	
D	**Audio / Visual Discussion**	
	DFSS communicated the following A/V needs: 1. Dining Room and MP Room #2: Ceiling mounted retractable projection screen above the platform area, ceiling mounted retractable projector. Speaker system throughout. Lectern at Platform. **2.** Building Common Areas: DFSS said a public address system is needed in the common areas of the building with the capability to play music and make announcements. 3. Movie Room, Activity Rooms and Conference Room: Requires ceiling mounted retractable projector screen.	**AV Discussions to continue into the D/B phase.**
E	**Shades**	
	PBC requested roller shades to be shown on the plan where needed.	**RADA to provide**
F	**Mural**	
	DFSS asked if there is an appropriate area on the building where a mural could be commissioned. RADA to review internally and offer options.	**RADA to review**
F	**Community Input Meeting**	
	PBC explained a community input meeting will be held on Saturday, September 13th at 11am. Details are to be provided to RADA and DFSS for meeting preparation.	**PBC to follow up**
G	**SCHEDULE**	
	August 8, 2025; Next DFSS User Meeting	
H	**NEXT STEPS**	
	1. Refine layout based on feedback from this meeting and share with PBC / DFSS	**RADA**

By: Aram Garbooshian, Principal
RADA Architects

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CC: All Attendees

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Meeting Minutes Memorandum MTNG #12 – Completed SD Plans Review and Virtual Walkthrough

Project:	DFSS Regional Senior Center	
Meeting Date:	August 8, 2025	
Meeting Location:	Virtual Teams	
Memo Date:	August 12, 2025	
Attendees:	Yolanda Curry	DFSS
	Jordan Evangelista	DFSS
	Keisha Johnson	PBC
	Jose Barrajas	PBC
	Rada Doytcheva	RADA Architects
	Roshan Patel	RADA Architects

The following are summaries of the various discussions and directions:

	The meeting goal was to review remaining adjustments to plans made since final plans were shared with DFSS.	Note / Action
A	**Introduction PBC**	
	1. PBC turned the discussion to RADA to present plans adjustments, and to do a virtual walkthrough through the building, prepared complementary to the building drawings.	
B	**RADA Architects plans presentations and virtual walkthroughs around and inside the building. Additional discussions took place on the following topics:**	
	RADA explained that the final plans are adjusted for structural bracing locations, penetrations of ductwork drop from the rooftop units and other coordination items with consultants. Items that were added as a follow through on prior programmatic conversations are: • **A light wood sun shading pergola in the courtyard facing south**, that would provide semi - shaded area around the dining and entrance. • **A retractable sun shading awning on the second-floor terrace, facing south**, desirable to block south sun exposure, beneficial to seniors. Retractable awnings have long history of additions to structures, they come tested for the appropriate wind loads. • **Streamlined overall exterior design**: the exterior planter on second floor west facade is now inside the building, saving on structure, waterproofing, plumbing, operable windows. There is less glazing throughout (in appropriate locations), and glass sizes and divisions eliminating the amount of tempered glass. • **Various other minor adjustments:** The east wall of Dining wall moved to align with the movable partition location in open position; the furniture storage in MPR #2 has been removed and storage designation changed to the adjacent, accessible also from the indoor patio space, room. The latter has been enlarged, now that the water room was coordinated with consultants and sized adequately. Yolonda Curry stated her appreciation with how the project has gone. She had only a few questions as follows: 1. Question whether the fence gates would be closed and locked on the weekend. Answer provided by Keisha Johnson: Yes, they would be closed, and access will need to be revisited when the adjacent development starts designs, as they will share parking. The current gates on the project are all manually operated, Rada added.	

RADA ARCHITECTS LTD ILLINOIS CENTER
233 N MICHIGAN AVE STE 1900 CHICAGO, IL 60601
312 856 1970 RADA-ARCH.COM WBE DBE
Architecture Planning Interiors

	2. Question whether doors leading to the outdoor spaces – First Floor Courtyard and Second Floor Terrace – whether they would have a push button to open. PBC Keisha Johnson provided the answer – yes. 3. Question by John Evangelista as to the warranties and levels of maintenance required for the two outdoor sun shading features. Answer provided by PBC Keisha Johnson pointed to the likelihood that these features may not fit in the project budget. Answer provided by Rada: • **The wood pergolas** are widely used in public spaces, used frequently by Chicago Park District, and are considered inexpensive, low maintenance and items easy to replace, or replicate. The main steel structure shown on the plans could be also executed with wood. PBC could further inquire with the Park District regarding maintenance protocols they use. • **The retractable awning manufacturers** provide warranties depending on product line. This feature will be engineered by the manufacturers and easily added or removed form the project, however it is the most economical way to provide shade on the south terrace. Rada also presented examples from completed project showing similar wood pergola and variety of images from awning manufacturers in Chicago. Roshan Patel showed a virtual walkthrough around and inside the building.	
C	**SCHEDULE**	
	Aug 15, 2025: 100% SD completion issue for pricing	
D	**NEXT STEPS**	
	1. Design team working toward the above deadline	

By: Rada Doytcheva, PHD, FAIA,
Principal
RADA Architects

The preceding information is the writer's understanding of the matters discussed, and the conclusions reached in a summary format. This will become a part of the project record documents and is the basis upon which we will proceed. Concurrence is presumed unless the writer receives prompt notice of additions or corrections within seven days (7) of the transmitted date.

Attachments: Material presented by RADA Architects

CC: All Attendees

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9 DESIGN TEAM DIRECTORY

A PLACE TO CONNECT, ENGAGE AND THRIVE



RADA ARCHITECTS Better Lives, By Design

Design Team Directory	DFSS Bronzeville Regional Senior Center			
Client:	Public Building Commission of Chicago (PBC)	4711 – 4755 S. Calumet Ave. Chicago, IL 60615		
Name/Individual	**Project Role**	**E- mail address**		**Phone Number(s)**
Prime Consultant / Architect				
RADA Architects Ltd.		www.rada-arch.com		
Rada Doytcheva, FAIA, NCARB, LEED AP BD+C	Principal	rada@rada-arch.com	O	312-856-1970 ext. 14
William Sitton	Principal - Tech Devlp.	wesitton@rada-arch.com	O	312-856-1970 ext. 25
Aram Garbooshian, AIA	Project Manager	agarbooshian@rada-arch.com	O	312-856-1970 ext. 18
MEP/ FP/ Structural/ Civil Engineering Consultant				
Milhouse Engineering Inc.		https://milhouseinc.com/		
Wilbur C. Milhouse III	President and CEO (Owner)	wmilhouse@milhouseinc.com	O	(312) 987-0061
Fred Owens	Executive VP, Chief Engineering Officer (Civil/Structural)	fowens@milhouseinc.com	O	312.924.4557
George Bouris, PE, CxA	VP MEP & HEAVY INDUSTRY (MEP/FP)	gbouris@milhouseinc.com	M	312-618-7185
Ahmad Anbari, PE, PMP, LEED AP	Vice President	aanbari@milhouseinc.com	O	312-987-0061
Scott Birney, SE, PE	Director of Structural Engineering	sbirney@milhouseinc.com	O	312-987-0061
Joel Aburto	BIM Lead	jaburto@milhouseinc.com	O	312-987-0061
Robert Thompson	Plumbing & Fire Protection	rthompson@milhouseinc.com	O	312-987-0061
Tom Hildebranski	Senior Mechanical Engineer (HVAC)	thildebranski@milhouseinc.com	O	312-987-0061
Bradley Kieltyka	Mechanical Engineer	bkieltyka@milhouseinc.com	O	312-987-0061
Matthew Antkowiak	Mechanical Engineer	mantkowiak@milhouseinc.com	O	312-987-0061
Matilda Pulaha	Electrical Engineer	mpulaha@milhouseinc.com	O	312-987-0061
Landscape Architecture Consultant				
TGDA		https://tgdastudio.com/		
Laura DeMink Kessel, PLA, SITES AP	Project Director/ Principal in Charge	laura@tgdastudio.com	O	312-481-8432
Ben Cole	Project Manager/ IT and BIM Contact for Protocol	ben@tgdastudio.com	O	312-481-8432
Food Service Consultant				
S2O Consultants, Inc.		http://s2oconsultants.net/services/		
Peg Galie, FCSI	Design Director	Peg@s2oconsultants.net	O	847-309-1163

EXHIBIT #4

Design-Builder Key Personnel

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PROPOSED PROJECT TEAM ORG CHART
DFSS Bronzeville Regional Senior Center_PS3102

BURLING BUILDERS
Design Build

+

FUTURE FIRM
Architecture & Design

LEADERSHIP & OVERSIGHT



Joe Targett
V.P. Of Operations
Burling Builders



Ann Lui, AIA
Design Principal
Architecture & Design
Future Firm



Dustin Merritt
Project Executive
Burling Builders



Craig Reschke, AIA
Technical Principal
Architecture & Design
Future Firm



Kris Reberg
Sr. Project Superintendent
Burling Builders



Abdul Mannan Mohammed
Project Manager
6 Years Experience



Raj Shah
Precon/Lead Estimator
Burling Builders



Linda Chavez Baca, AIA
Project Lead Architect
Architecture & Design
Future Firm



Dan Ruzbasan
Project Superintendent
Burling Builders



Erron Gibson
Project Engineer
Burling Builders



K'Sharmel Brown
Project Accountant/DEI
Burling Builders



Claire Wagner, AIA
Architect
Architecture & Design
Future Firm



Sam Miglieri
Safety Manager
HUB International



Chris Rockey, SE, AIA
Principal
Structural Engineering
Rockey Structures



Sachin Anand, P.E., LEED AP
Principal
MEP/FP, IT/AV, Security
dbHMS



Cecilia Cuff
Community Design Lead
Community Engagement
The Nascent Group



Shamar S. White
Engagement Manager
Workforce Engagement
Revolution Workshop



Ernie Wong, PLA, FASLA, APA
Principal-in-Charge
Landscape Architecture
site Design Group



Dustin Erickson, PE, CFM
Senior Project Manager
Civil Engineering
TERRA

BURLING Future Firm

Key Personnel & Team Approach

Team Member & Title	Project Responsibility
Senior Project Executive, Joe Targett Leadership & Oversite	Oversee the overall project strategy and ensures alignment with client objectives, manage high-level stakeholder relationships and resources.
Project Architect, Ann Lui, AIA Leadershiop & Oversite	Ensure design integrity, serving as the lead for all architectural elements, from concept to completion. This includes developing the design, coordinating engineering consultants, producing construction documents, and ensuring the final building complies with all codes and aligns with the client's vision
Project Executive, Dustin Merritt	Provide high-level strategic leadership and ultimate accountability for the entire project's success and alignment with the company's long-term business objectives
Project Manager, Abdul Mannan Mohammed	Collaborating with the entire team the PM will manage project planning, budget, subcontractor relations, schedule controls, procurement, minority goals, QA/QC, project commutation, team and owners meetings & any and all other item inferred but not mentioned.
Structural Engineer, Chris Rockey, SE, AIA	Ensure the structural integrity, safety, and stability of the building from initial design through final construction. This includes performing the structural analysis, designing the load-bearing components, and specifying materials
Civil Engineer, Dustin Erickson, PE, CFM	Oversee the technical execution of the project, ensuring it meets safety, regulatory, and quality standards from design through construction. This includes performing site analysis, developing and modifying designs, overseeing construction activities to ensure compliance, managing budgets, solving on-site problems, and verifying that the final structure is durable, safe, and meets all specifications
MEP/FP Coordinator, Sachin Anand, P.E., LEED AP	Ensure the mechanical, electrical, plumbing, and fire protection (MEP/FP) systems are correctly designed, coordinated, and installed to meet project requirements and building codes. This includes technical oversight, design document review, clash detection, BIM utilizing Build 3D
Dan Ruzbasn, Project Superintendent	In collaboration with the project manager, project engineer, owners representative, and the senior project superintendent to perform site supervision, logistics, safety protocols, risk management, schedule monitoring, quality control and subcontractor scope monitoring.
Utility Coordinator, Abdul Manna Mohammed	Identify, coordinate, and resolve utility impacts to minimize construction delays, including identifying existing utilities, coordinating relocation plans, scheduling work, resolving conflicts
Commissioning Agent, Primera Group	Ensure the design and final building meet the owner's requirements by overseeing the design, installation, and testing processes to confirm they are installed and operating as intended
Diversity Manager, Project Accountant, K'Sharmel Brown	Management of certified payroll and tracking of diversity goals. Manage payment applications and subcontractor billing/payments. Manage and report Diversity goals to the PM.
Lead Estimator, Preconstruction, Raj Shah	Raj will work architects, engineers, to ensure all project aspects including subcontractor budgets and scope are considered during design, precon and buyout.
Safety Manager, Sam Miglieri	Lead coordinator who oversees the safety program, including risk assessment, developing and implementing safety protocols, training employees, ensuring regulatory compliance

Our Record: Team Collaboration



Wendell Phillips Academey
$11.9M Construction Cost
Status: Complete
Team: Burling Builders, dbHMS, Terra



Pui Tak Christian School
$25M Construction Cost
Status: Design Development
Team: Future Firm, dbHMS, Rockey Structures, Site Design



Oil Lamp Theater
$2.9M Construction Cost
Status: Design Development
Team: Future Firm, dbHMS, Rockey Structures, TERRA Engineering



Revolution Workshop
$4.2M Construction Cost
Status: Completed
Team: Future Firm, Rockey Structures



South Side Community Art Center
$10.4M Construction Cost
Status: Under Construction
Team: Future Firm, dbHMS, Rockey Structures

Our Record: Team Collaboration



Jane Adams Recreation
22.4M Construction Cost
Status: Complete
Team: Burling Builders, Terra, Site Design



St. Ignatius Track & Feild
$6.3M Construction Cost
Status: Complete
Team: Burling Builders, Terra



Indo-American Center
$6.5M Construction Cost
Status: Feasibility Study
Team: Future Firm, Rockey Structures



CPD Ronan Park
$3.6M Construction Cost
Status: Under Construction
Team: Burling Builders, Rockey Structures



ComEd Chicago Training Center
$23.5M Construction Cost
Status: Complete
Team: Burling Builders, dbHMS,

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FUTURE FIRM
Architecture & Design

LEADERSHIP & OVERSIGHT

JOE TARGETT, SENIOR PROJECT EXECUTIVE



Joe will oversee the overall project strategy and ensures alignment with client objectives, manage high-level stakeholder relationships and resources.

He is responsible for driving project success through effective leadership, risk management, and ensuring adherence to quality standards.

ANN LUI, AIA, DESIGN PRINCIPAL



Ann responsible for conceptualizing and developing the project's design vision, ensuring that it meets both client expectations and regulatory requirements.

She will collaborate closely with the project team to integrate design with functionality, sustainability, and constructability.

DUSTIN MERRITT, PROJECT EXECUTIVE



Dustin will coordinate day-to-day operations and act as the primary point of contact between the client and the project team, ensuring project milestones are met on time and within budget.

He will facilitate communication among team members, manage project schedules, and address any emerging issues or challenges.

CRAIG RESCHKE, AIA, TECHNICAL PRINCIPAL



Craig will help translate the Lead Designer's vision into detailed technical drawings and specifications, and ensure accuracy and compliance.

He will collaborate with engineers and design consultants to resolve technical challenges and support the construction process with precise documentation.

BURLING Future Firm



Joe Targett

Vice President of Operations

32 Years Experience **Executive Leadership** **$600MM Project Experience**

Joe's construction career spans decades. Since joining Burling in 1999, Joe has been a key member of the company's executive leadership team directing project team, operational and administrative initiatives. In addition to providing strategic direction of Burling's preconstruction and project management functions, Joe also directs internal controls and collaborates on decisions relating to safety, project management systems and technology. He is responsible for the strategy and operations of Burling's residential, office, industrial and retail markets. He has personally overseen construction projects totaling more than $600 million across practically every major market.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Bachelor Degree Building Construction Technology | Purdue University

FMI Leadership Institute Certification

Construction Management Association of America

Construction Financial Management Association

RESIDENTIAL - MARKET-RATE, MIXED-USE, AFFORDABLE	Delivered Design-Build & Design Bid-Build with direct oversight & management of precon, project management to closeout of over 80 multi-family, market-rate, mixed-use and affordable housing projects.
MUNICIPAL - RECREATION FACILITIES, FIRE-STATIONS, LIBRARIES, AGENCIES	With experience in managing library, recreation projects, and other public projects, Joe understands that neighborhood facilities are essential to how communities live, gather and grow. Though needs assessments by building type Joe directs the team to understand that municipal structures must be build to serve the constituencies.
COMMERCIAL - HOSPITALITY, OFFICE, RETAIL, RECREATIONAL, BANKING	With repeat clients including JP Morgan Chase, ComEd & Nicor, Joe has helped to grow our commercial project clientele by managing the delivery of on-time, on-budget commercial projects.
INDUSTRIAL - AIRPORT, WAREHOUSE, MAINTENANCE FACILITIES	From 33,000SF of Cold Storage Facilities & Vehicle Maintenance structures to new construction & renovation of Airports. Joe has overseen the most challenging of technical industrial builds in the Chicagoland area.
EDUCATION - K-12, HIGHER EDUCATION, PRIVATE	Whether building or renovation K-12 to Higher Education facilities, Joe's collaborative methods along with the integration of team and process, Joe's management has led to some of the most creative, efficient and successful educations construction solutions.

BURLING



Dustin Merritt

Project Executive

30 Years Experience **BIM Certified** **QA/QC Manager**

Dustin is an experienced Construction Manager with a 30-year successful track record of managing residential, commercial and public-sector capital improvement projects. As a Project Executive Dustin's responsibilities include the coordination of estimates and cost breakouts, negotiation and execution of all subcontracts. During construction, Dustin ensures job meetings are taking place and schedules are staying on track. Dustin also reviews Burling's quality assurance and safety programs with senior management. During project close-out, Dustin reviews documentation required from subcontractors and suppliers for operations and maintenance manuals and manages the punch-list to ensure conformance with contract documents.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Bachelors of Science-Building Construction Technology | Hampton University

Builders Association (AGC Chicago Chapter)

U.S Green Building Council (USGBC)

BURLING

COMED HIGHLAND PARK | HIGHLAND PARK, IL | $6.1MM

Project scope includes renovation and expansion (6,350 SF) to the current building to provide flex seating, sufficient locker rooms for both men, women, and mother's room, huddle rooms, cafeteria space, and adequate building and tool storage. Exterior scope site restoration, new parking lot and site improvements.

INVEST SW AUSTIN CHICAGO, IL | $39MM

75-unit affordable housing building. This mixed-income development will offer a range of unit types, serving a variety of households with shared amenities such as a rooftop terrace and fitness center as well as a courtyard between the bank building and the housing complex that will include a community plaza and gardens.

GRACE MANOR APARTMENTS CHICAGO, IL | $30MM

6-Story, 100% Affordable Housing Development consisting of 65 units. Tenant amenities include a fitness center, laundry, rooftop terrace, package room, computer room, bike room, and ground-level retail space, in North Lawndale.

EDWIN BARRY MANOR CHICAGO, IL | $5MM

The renovations to the building include interior renovations of the 57 units, community room and lobby, MEP system upgrades and exterior landscaping consists of fifty-seven 57 apartments in an 8-story residential building with 14 parking spaces.

4400 GROVE APARTMENTS CHICAGO, IL | $30MM

The new construction of two, four-story affordable housing buildings totaling 42 units constructed above a precast podium with light gauge metal frame.

VILLAGES OF WESTHAVEN CHICAGO, IL | $30MM

The comprehensive renovation services for a scattered site residential development consisting of 200 units across 21 buildings on Chicago's Near West Side.



Raj Shah
Lead Estimator

10 Years Experience **Estimating/Precon** **Value Engineering**

Raj Shah has extensive experience in the field of construction estimating. He is highly experienced in negotiating prices and organizing subcontractor bids, proficient in identifying accurate cost factors and preparing comprehensive and conceptual estimates. His coordination skills and ability to understand architectural designs, thorough knowledge of project documentation and comprehensive knowledge of raw materials makes Raj an important asset to the project team. Raj is also proficient with Auto CAD, Primavera P6, Microsoft Project, Procore and Building Connected.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Bachelor Degree Building Construction Technology | Purdue University

FMI Leadership Institute Certification

Construction Management Association of America

Construction Financial Management Association

BURLING

INVEST SW AUSTIN CHICAGO, IL | $39MM

75-unit affordable housing building. This mixed-income development will offer a range of unit types, serving a variety of households with shared amenities such as a rooftop terrace and fitness center as well as a courtyard between the bank building and the housing complex that will include a community plaza and gardens.

GRACE MANOR APARTMENTS CHICAGO, IL | $30MM

6-Story, 100% Affordable Housing Development consisting of 65 units. Tenant amenities include a fitness center, laundry, rooftop terrace, package room, computer room, bike room, and ground-level retail space, in North Lawndale.

HARVEY LOFTS HARVEY, IL | $15MM

5-Story, 66,450 SF, 51 unit affordable residential including a community room, laundry facility, fitness room, leasing office, file storage, mail room, fitness center, out door playground and community kitchen.

PEOPLES GAS SOUTH SHOPS CHICAGO, IL | $51MM

Preconstruction services provided project start 05/2024- 85,272 SF 2-Story, Load Bearing Precast & Structural Steel Building. 59,892 SF, First Floor scope includes supervisor offices, lobby, training Rooms, fitness Center , locker rooms and rest rooms, warehouse & shops, fleet Garage, mezzanine, and second floor scope includes 25,380 SF of office space, work café, and conference rooms.

COMED OFFICE & LABORER HUB HIGHLAND PARK, IL | $5MM

Project scope includes renovation and expansion (6,350 SF) to the current building to provide flex seating, sufficient locker rooms for both men, women, and mother's room, huddle rooms, cafeteria space, and adequate building and tool storage. Exterior scope site restoration, new parking lot and site improvements.



Kris Reberg

Senior Project Superintendent

20 Years Experience **Trade Coordinator** **Safety Management**

Kris Reberg, a seasoned Project Superintendent, with 20 years of experience in construction brings a diverse portfolio including experience in Infrastructure, Institutional/Recreational, Hospitality, Multi-Unit Residential developments, and Industrial facilities. Kris ensures that every project is completed safely, according to construction documents, on time, and within budget. He helps to supervise subcontractors ensuring the project is built with the utmost quality and efficiency. Kris assumes the responsibility for productivity, efficient use of material, and contractual performance for each project.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Safety Trained Supervisor
Construction® (STSC®)
OSHA 30
First Aid/CPR
Electrical Safety
Silica Awareness
Scaffold Safety
Excavation Safety
Fall Protection
HazWoper Certified
Purdue Construction Site
Supervision Certified

BURLING

WILLIAMS PARK CHICAGO, IL | $7.4MM

This new construction consisted of a new 11,200 SF fieldhouse with stainless steel iridescent exterior siding. The scope of work included a gymnasium and two multipurpose spaces that can accommodate the programs offered by the Park District. The building's interior creates an environment that is both resilient and welcoming.

CPD PARK 599 CHICAGO, IL | $1.6MM

This adaptive project included demolition and excavation of a city parking lot, converting the lot into a city park. Scope of work included excavation of concrete, electrical, plumbing, landscaping, and park equipment/fixture installation.

CICERO INCLUSIVE PLAYGROUND | CICERO IL $4.2MM

The Town of Cicero Inclusive Playground & Park project consist of the construction of a new park facility, including an inclusive playground driveways, parking lot, landscaping, lighting, fencing, walkway, and sidewalks.

EARL APARTMENTS CHICAGO |$24MM

This historic, adaptive reuse, affordable, multi-family developments scope of work includes transforming the former Earl School into a multi-family housing building that includes 50 units and common spaces.

INVEST SW AUSTIN CHICAGO, IL | $39MM

75-unit affordable housing building. New construction mixed-income development will offer a range of unit types, serving a variety of households with shared amenities.

GRACE MANOR APARTMENTS CHICAGO, IL | $30MM

6-Story, 100% Affordable Housing Development consisting of 65 units. Tenant amenities include a fitness center, laundry, rooftop terrace, package room, computer room, bike room, and ground-level retail space, in North Lawndale.

HARVEY LOFTS HARVEY, IL | $15MM

5-Story, 66,450 SF, 51 unit affordable residential including a community room, laundry facility, fitness room, leasing office, file storage, mail room, fitness center, out door playground and community kitchen.



Abdul Mannan Mohammed

Project Manager

6 Years Experience | Budget & Schedule MGMT | LEED Certified

Abdul is a project manager with 6 years of diverse experience in the commercial and public general construction markets. His project market experience includes; oil & gas facilities, commercial construction, hospitality, residential building projects and office. Abdul is proficient in all phases of the project construction processes including scheduling, QA/QC, budgeting, contracts and site supervision.

COMED HIGHLAND PARK
HIGHLAND PARK, IL | $6.1MM

Project scope includes renovation and expansion (6,350 SF) to the current building to provide flex seating, sufficient locker rooms for both men, women, and mother's room, huddle rooms, cafeteria space, and adequate building and tool storage. Exterior scope site restoration, new parking lot and site improvements.

INVEST SW AUSTIN
CHICAGO, IL | $39MM

75-unit affordable housing building. This mixed-income development will offer a range of unit types, serving a variety of households with shared amenities such as a rooftop terrace and fitness center as well as a courtyard between the bank building and the housing complex that will include a community plaza and gardens.

EDWIN BERRY MANOR APARTMENT
CHICAGO, IL | $5.1MM

The project consists the complete renovations of a fifty-seven (57) apartments, 8-story residential building with 14 parking spaces. There is a mix of studio and one-bedroom apartments with one bathroom along with a single two-bedroom staff unit. Scope included upgrades to the common areas, exterior improvements, and MEP work.

IMD GATEWAY HOTEL
CHICAGO, IL | $18MM

New construction of a Hampton Inn & Suites with 135 Guestrooms. The scope included; site clearing, demolition, soil remediation, construction of new underground site utilities, detention tanks with a storage volume of 80,000 CF, site lighting, private roads, hard-scape, and landscape improvements in a 9.5-acre site.

COMED CHICAGO N. PARKING AND LANDSCAPING
CHICAGO, IL | $1.9MM

Project consists of a 300,000SF development including; new parking and landscape improvements, existing building demolition, foundation walls were removed to accommodate (2) detention tanks, dewatering of entire basement, install of new site utilities, site lighting, 7'H security fencing, plantings, and repaving of an existing parking lot.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

MASTER OF SCIENCE IN CONSTRUCTION MANAGEMENT | BRADLEY UNIVERSITY

BACHELOR OF ENGINEERING (B.E) IN CONSTRUCTION/CIVIL ENGINEERING | OSMANIA UNIVERSITY

LEED Green Associate™
BLUE BEAM
REVU 2020
PRIMAVERA
ETABS
AUTOCAD

BURLING



Dan Ruzbasan

Project Superintendent

15 YEARS EXPERIENCE | SCHEDULE MGNT | TRADE COORDINATOR

Dan Ruzbasan is an experienced superintendent with a diverse background in managing projects across various markets, including Aviation, Interior Office Build-outs, Hospitality, Residential new construction and renovation, Industrial, and Retail. With a proven track record as the primary job-site contact, Dan has honed his skills in safety processes, particularly at O'Hare Airport where he served as a safety manager for construction projects with his past employer. His expertise also encompasses trade coordination, schedule management and sequencing, quality control, and job site security.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Safety Trained Supervisor
Construction® (STSC®)
OSHA 30
First Aid/CPR
Electrical Safety
Silica Awareness
Scaffold Safety
Excavation Safety
Fall Protection
HazWoper Certified

Purdue Construction Site Supervision Certified

IMD GATEWAY HOTEL | CHICAGO, IL | $20MM

This 6-story new construction project located in the IMD Gateway included 135 rooms with common spaces including a fitness center, inground pool, conference center rooms, cafe and an exterior patio. The parkways, park and plaza all were constructed to support the hospitality, retail, residential, and medical office buildings.

CICERO INCLUSIVE PLAYGROUND | CICERO IL $4.2MM

The Town of Cicero Inclusive Playground & Park project consist of the construction of a new park facility, including an inclusive playground driveways, parking lot, landscaping, lighting, fencing, walkway, and sidewalks.

CPD PARK 599 CHICAGO, IL | $1.6MM

This adaptive project included demolition and excavation of a city parking lot, converting the lot into a city park. Scope of work included excavation of concrete, electrical, plumbing, landscaping, and park equipment/fixture installation.

FOREST PRESERVE PARK DISTRICT SALT CREEK CHICAGO, IL | $8.1MM

The new construction project includes, demolition ground up construction of new 10,000 sf maintenance headquarters & garage building, the project also includes site improvements and renovation to existing buildings at the Salt Creek Landscape Maintenance site.

O'HARE T5 TEMP BAGGAGE CHICAGO, IL | $3MM

Scope included the installation of a pre-engineered metal building, structural steel work, crane work, new HVAC and electrical systems, concrete footings and foundations, demolition, Carpentry, Coiling Doors, Painting, Fire Protection Systems, Earthwork, Guardrail installation.

BURLING



Erron Gibson

Project Engineer

2 Years Experience | RFI's/Submittal MGMT | Materials Coordination

Erron supports the Project Manager and assists with oversight of most major aspects of construction work, including; organizing the acquisition of materials, equipment coordination, generation and organization of RFI's and submittals, constructibility reviews, and permit processing. He also assists with the inspection of all work to assure compliance with plans and specifications. Erron also aid in communicating technical information to project supervisor to ensure work complies with applicable codes, drawings, and specifications.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Howard University, Bachelor Of Science in Mechanical Engineering

Autocad
Thermodynamics
Analysis

EARL APARTMENTS CHICAGO | $24MM

This historic, adaptive reuse, affordable, multi-family developments scope of work includes transforming the former Earl School into a multi-family housing building that includes 50 units and common spaces.

HARVEY LOFTS HARVEY, IL | $15MM

5-Story, 66,450 SF, 51 unit affordable residential including a community room, laundry facility, fitness room, leasing office, file storage, mail room, fitness center, out door playground and community kitchen.

HOWARD UNIVERSITY INTERN MECHANICAL ENGINEERING

Design and manufacturing project intern. May 2023 - August 2023

BURLING



K'Sharmel Brown

Project Accountant - Community Initiatives

20 Years Experience **Project Accounting** **DEI Labor Coordination**

K'Sharmel Brown has over 20+ years of experience in construction project accounting. She has worked with a diversified client portfolio: Chicago Housing Authority, Housing Authority of Cook County, Chicago Public Schools, Chicago Park District, Chicago Community Development Corp, J.P Morgan Chase, CVS, and more. Her primary responsibilities include processing of payrolls, union contributions, project accounting, preparation of AIA contracts, COI's, tracking certified payroll and monitor compliance with project specific requirements such as wage rate, diversity, EEO and City of Chicago residency requirements.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Associate Degree in Accounting & Business Administration, Taylor Business Institute

LCP Tracker, Headcount, AllianT WrapX, B2Gnow, E-Builder, Tririga, Procore

INVEST SW AUSTIN
CHICAGO, IL | $39MM

75-unit affordable housing building. This mixed-income development will offer a range of unit types, serving a variety of households with shared amenities such as a rooftop terrace and fitness center as well as a courtyard between the bank building and the housing complex that will include a community plaza and gardens.

GRACE MANOR APARTMENTS
CHICAGO, IL | $30MM

6-Story, 100% Affordable Housing Development consisting of 65 units. Tenant amenities include a fitness center, laundry, rooftop terrace, package room, computer room, bike room, and ground-level retail space, in North Lawndale.

HARVEY LOFTS
HARVEY, IL | $15MM

5-Story, 66,450 SF, 51 unit affordable residential
including a community room, laundry facility, fitness room, leasing office, file storage, mail room, fitness center, out door playground and community kitchen.

RICHTON PARK SENIOR APARTMENTS
RICHTON PARK, IL |$13MM

This 5-Story New Construction, Senior Housing facility for IHDA includes site development, carpentry upgrades, MEP upgrades, cold form framing system upgrades, elevator modernizations & masonry work. Exterior work includes new site utilities, detention ponds, and parking lot.

WISDOM VILLAGE RESIDENTIAL
NORTHLAKE | $12MM

This Design-Bid-Build New Construction project consisted of the construction of a 72,896 Square Foot, 6 - Story, Pre-Cast senior living complex. This facility included (56) one-bedroom units, (15) 2-bedroom units.

BURLING



Sam Miglieri

Safety Manager

7 Years Experience | Safety Protocols | Safety Training

Sam Miglieri is a Risk Consultant with HUB International's Risk Services Division. Sam has over 5 years of professional experience in private industry. In his experience as a risk management/safety & health professional, he has helped improve contractor's safety cultures and programs helping to reduce risk and losses directly impacting the safety of the job sites he has worked on.

Sam has a proven track record of establishing stronger safety cultures, implementing health and safety best practices, and guiding construction and general industry employers towards their organizational safety goals. Sam's passion for safety is motivated by the desire to reduce risk to the job site labor team, to the contractor and to the owner. It is this goal that he is able to donate to the overall safety of the project.

PROJECT EXPERIENCE WITH BURLING BUILDERS

INVEST SW AUSTIN
CHICAGO, IL | $39MM

75-unit affordable housing building. This mixed-income development will offer a range of unit types, serving a variety of households with shared amenities such as a rooftop terrace and fitness center as well as a courtyard between the bank building and the housing complex that will include a community plaza and gardens.

GRACE MANOR APARTMENTS
CHICAGO, IL | $30MM

6-Story, 100% Affordable Housing Development consisting of 65 units. Tenant amenities include a fitness center, laundry, rooftop terrace, package room, computer room, bike room, and ground-level retail space, in North Lawndale.

EARL APARTMENTS
CHICAGO, IL | $23MM

This historic, adaptive reuse, affordable, multi-family developments scope of work includes transforming the former Earl School into a multi-family housing building that includes 50 units and common spaces..

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Associate Degree in Accounting & Business Administration, Taylor Business Institute

BURLING



Ann Lui, AIA

Principal, Future Firm

Ann Lui, AIA is a registered architect and founding principal of Future Firm. At Future Firm, Ann leads many of the firm's cultural, exhibition, and research projects. She is responsible for programming, design leadership, and also supports mission-driven and community-led projects in development advising, from project conception through post-occupancy.

She is an Assistant Professor of Practice at the University of Michigan. Lui's scholarly work explores the intersection of professional practice and social justice. She was co-curator of Dimensions of Citizenship, the 2018 U.S. Pavilion at the Venice Architecture Biennale. She coedited Public Space? Lost and Found (MIT/SA+P Press, 2015) and Log 53, "Coauthoring" (2022).

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Master of Science in Architecture Studies History, Theory, and Criticism of Architecture & Art, Massachusetts Institute of Technology, 2015

Bachelor of Architecture, Cornell University, 2011

Registered Architect: Illinois

Future Firm

PROFESSIONAL EXPERIENCE

Future Firm / Chicago, IL	Partner, 2015–present
Ann Beha Architects / Boston, MA	Project Designer, 2012-2013
Skidmore, Owings & Merrill / Chicago, IL	Designer, 2011 - 2012
Morphosis Architects / Los Angeles, LA	Intern, 2010

ACADEMIC APPOINTMENTS

University of Michigan, Assistant Professor of Practice	2020–present
Ohio State University, Baumer Visiting Professor	2024
Rice University, Cullinan Visiting Professor	2022
University of Buffalo, Visiting Assistant Professor	2019
School of the Art Institute of Chicago, Assistant Professor	2016–2020

EXHIBITIONS (AS CURATOR)

Dimensions of Citizenship. Niall Atkinson, Ann Lui, and Mimi Zeiger, co-curators. U.S. Pavilion at the Venice Architecture Biennale (2018)
HACLab Pittsburgh: Imagining the Modern. Chris Grimley, Mark Pasnik and Michael Kubo, curators. Ann Lui, associate curator (2016)

HONORS & RECOGNITION

The Richard H. Driehaus Community Impact Award, LISC Chicago Neighborhood Development Awards - Ann Lui (2025)
Crain's Chicago Business, 40 Under 40 - Ann Lui (2018)
AIA Chicago, President's Citation, "Dimensions of Citizenship"(2018)

SERVICE

Metropolitan Planning Council, Zoning & Land Use Assessment, Steering Committee
Neighborhood Opportunity Fund (DPD), Advisory Committee



Craig Reschke, AIA

Principal, Future Firm

Craig Reschke, AIA is an architect and founding partner of Future Firm. At Future Firm, Craig leads the projects across scales and sectors, focusing on the ongoing transformations of the built environment in urban and rural areas. This work was awarded Harvard GSD's Penny White Prize and was recently published in Codify: Parametric and Computational Design in Landscape Architecture (Routledge, 2018). He holds a MLA from Harvard's Graduate School of Design, where he graduated with the Jacob Weidenmann Prize.

Before establishing Future Firm, Craig was project architect at RODE Architects and Skidmore, Owings & Merrill Chicago where he led the design of buildings across scales. At SOM, he led design on the 87,000 sf Roche Diagnostics Learning and Development Center, for the Swiss-based drug company's American headquarters in Indianapolis.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Master in Landscape Architecture, Harvard University, Graduate School of Design, 2015

Bachelor of Architecture, University of Tennessee magna cum laude, 2008

Registered Architect: Illinois, Wisconsin, California, New York, Massachusetts

PROFESSIONAL EXPERIENCE

Future Firm / Chicago, IL	Partner, 2015–present
RODE Architects / Boston, MA	Project Architect, 2013
Skidmore, Owings & Merrill / Chicago, IL	Architect, 2008–2013

ACADEMIC APPOINTMENTS

Illinois Institute of Technology, Adjunct Visiting Professor	2024
University of Illinois, Teaching Assistant Professor	2019–2021
University of Illinois, Designer-In-Residence	2017–2019

SELECTED PUBLICATIONS

Ann Lui and Craig Reschke, "Goodbye to the Amber Glow in Nocturnal Landscapes Iker Gil, ed. (2021)
Ann Lui and Craig Reschke, "Violation City," Perspecta 53: Onus. Caroline Acheatel, Paul J. Lorenz, Paul Rasmussen & Alexander Stagge, eds. (2020)
Craig Reschke, "From documents to directives" in Codify: Parametric and Computational Design in Landscape Architecture, Bradley Cantrell and Adam Mekies, eds. (2018)

HONORS & RECOGNITION

Chicago Architecture Center, Come Home: Missing Middles Initiative - Winner, "Readymade Row" - Future Firm (2024)]
Mies Crown Hall Americas Prize, Nominee, "Hem House" - Future Firm (2024)
NewCity, Design 50: The 50 People Who Shapes Chicago - Ann Lui & Craig Reschke (2022)
Wallpaper* Magazine, Next Generation 2022 - Future Firm
Exhibit Columbus, J. Irwin and Xenia Miller Prize - Future Firm (2021)
P/A Awards, "Tree Trunk Towers" as part of SOM Chicago, 2011
University of Tennessee, Alpha Rho Chi Medal, 2008
University of Tennessee, Faculty Letter of Excellence, 2008

Future Firm



Linda Chavez Baca, AIA

Principal, Future Firm

Linda is a Principal at Future Firm who leads design for projects spanning innovating higher ed spaces, civic institutions, health and wellness facilities and community driven spaces. She has developed her career in Chicago, where she has worked with Gensler and JGMA.

Linda is focused on creating democratic spaces that attend and understand the intersectionality between feminism and racism, especially for the Latino community in the US.

She has been recognized as Crain's 2022 Notable Executives of Color in Construction and Commercial Real Estate. She received her Bachelor's degree in Architecture from Tec de Monterrey, her Master in Project Management from Northwestern University and holds an Honorary Doctorate degree in Arts by Columbia College Chicago.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Master of Science of Project Management, Northwestern University, 2010

Bachelor of Architecture, Tec de Monterrey, 2001

Latin America/Los Angeles Studio (SCI-Arc), 2000

Future Firm

PROFESSIONAL EXPERIENCE

Future Firm / Chicago, IL	Principal, 2023–present
JGMA / Chicago, IL	Design Principal, 2020-2023
	Project Architect, 2010-2014
Gensler / Chicago, IL	Associate, 2014-2020
Antunovich Associates / Chicago, IL	Project Architect, 2008-2009
Estructuras Inc. / Chicago, IL	Project Engineer, 2005-2008
Estudio Luis Aldrete / Mexico	Junior Architect, 2001-2005

SELECTED PUBLICATIONS & LECTURES

Universidad Abierta Interamericana| Argentina | 2022, Lecture
Conversations on Architecture and Land in and out of the Americas: Soil, Land, Fill| Columbia GSAPP | 2022, Lecture
K-12 Educational Architecture| China | 2012, Dalian University of Technology Press
Materials in Architecture | USA| 2012, Gingko Press
Architectural Record Magazine| USA | 10.2008, Repostioning Practice
XII Cemex Awards | Mexico | 2005, Editorial Coedition on Arquine Cemex
Piso Magazine | Mexico| 03.2004, Casa Santa Cruz

HONORS & RECOGNITION

Crain's Chicago Business, Notable Executives of Color in Construction and Commercial Real Estate (2022)
Doctor of Arts, Honoris Causa, Columbia College Chicago
AIA Chicago Interior Architectural Award | 2020
Student Center CCC | Distinguished Building Award
AIA Chicago Interior Architectural Award | 2015
NEIU El Centro | Distinguished Building Award



Claire Wagner, AIA

Associate, Future Firm

Claire Wagner is an architectural designer driven by a belief in architecture's potential to make a positive public impact. She brings a multidisciplinary perspective and commitment to collaborative, equitable, and sustainable design outcomes in the civic realm. Her professional experience spans typologies and scales, from single-family residences to large-scale cultural, institutional, and educational projects. With a liberal arts background in art history and psychology as well as teaching experience in secondary education, Claire did not take the direct route to architecture. She earned her Master of Architecture from Rice University in Houston. Her research has taken her to Japan, Paris, and back to Chicago for her thesis focused on designing sites of community care, collective ownership, and resilience in closed schools.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Master of Architecture, Rice University, 2021, Tau Sigma Delta

Master of Science in Special Education, Dominican University, 2016

Bachelor of Arts in Art History and Psychology, Amherst College, magna cum laude, 2014

Registered Architect: Illinois

Future Firm

PROFESSIONAL EXPERIENCE

Future Firm / Chicago, IL	Project Designer, 2024–present
Ross Barney Architects / Chicago, IL	Architecutral Designer, 2021-2024
Jane Kim Design / New York, NY (remote)	Associate, 2014-2020
SCHAUM/SHIEH / Houston, TX	Architectural Intern 2019, 2020
dSPACE Studio / Chicago, IL	Architectural Intern, 2018
Teach For America / Chicago, IL	Special Ed Teacher, Coach, 2014-2016

HONORS & RECOGNITION

Tau Sigma Delta Honor Society, Rice University / May 2021
H. Russell Pitman Travel Fellowship, Japan, Rice University / August 2019
Anderson Todd Award, Outstanding First Year Student, Rice University / May 2018
Magna Cum Laude, Art History Thesis, Amherst College / May 2014

SELECTED PUBLICATIONS & LECTURES

Rice Architecture Construct, Design/Build Volunteer, Rice Univ. / Aug 2020 – May 2021
Architecture Graduate Student Assoc., Founding Member, Rice Univ. / June 2020 – Jan 2021
Anti-Racism Collective, Member/Contributor, Rice University / June 2020 – Jan 2021
Teaching Assistant, Building Technology II/III, Rice University / Jan 2019 – Dec 2019
Research Assistant, David Costanza Studio, Rice University / Aug 2018 – Dec 2018
PLAT Journal, Editor, Rice University / Aug 2018 – July 2019
SOM Chicago Externship, WXY New York Externship, Rice Univ. / Mar 2019, Mar 2018



Sachin Anand, P.E., LEED AP BD+C

Principal, dbHMS

Sachin Anand, Principal at dbHMS, brings over 25 years of design, commissioning, and management experience to the field of engineering, uniting artistry and analytics into a unique approach based upon the client's needs. His focus is on low carbon building and campus designs. He has delivered several Net Zero Energy building designs to help clients meet their decarbonization goals.

Alongside his responsibilities at dbHMS Sachin is an Adjunct Professor at Illinois Institute of Technology's College of Architecture and frequently presents on topics of sustainability such as ASHRAE 90.1, Energy Conservation Codes, Energy Modeling, LEED and Integrated Design to a wide variety of audiences. Sachin is a LEED accredited professional and several of his award winning projects have been featured in national and local publications including the Chicago

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Master of Science, Mechanical Engineering, Oklahoma State University, 1996

Bachelor of Engineering, Mechanical, Delhi College of Engineering, Delhi, India, 1994

LEED Accredited Professional

Registered Professional Engineer, IL

PROJECT EXPERIENCE

INSTITUTIONAL

Francis J. Myers Recreation Center - Philadelphia, PA
Women's Leadership Center - Lake Geneva, WI
Chinatown Branch Library - Chicago, IL (LEED Gold)
Poetry Foundation Library Center - Chicago, IL (LEED Silver
Morton Arboretum Visitor's Center - Lisle, IL

EDUCATIONAL

Chicago Housing Authority Housing Library Complex - Independence Site - Chicago, IL
Chicago Housing Authority Housing Library Complex - Northtown Site - Chicago, IL
Germantown Friends School - Philadelphia, PA
McHenry County College, Foglia Center for Advanced Technology and Innovation - Crystal Lake, IL (LEED Silver)

RESIDENTIAL

Lake Park Crescent - Chicago, IL (LEED Silver)
St. Regis Chicago - Chicago, IL (LEED-NC Silver)
Hairpin Lofts - Chicago, IL (LEED Gold)
Aqua Tower - Chicago, IL (LEED Certified)
Lawson House - Chicago, IL (LEED Gold)

COMMERICAL

Green Exchange - Chicago, IL (LEED Gold)
Google Chicago HQ - Chicago, IL
Addison Park on Clark - Chicago, IL (LEED Silver)
Radio Flyer Corporate Headquarters - Chicago, IL (LEED Platinum)
Chicago Temple - Chicago, IL



Benjamin Rubach, P.E., LEED AP, QCXP

Principal/Project Manager, dbHMS

Ben Rubach, Principal at dbHMS, has been applying his hands-on knowledge of diverse engineering principles for over 20 years. His background includes plumbing, HVAC, and fire protection with specialized experience in the health care and municipal markets, including central plant expansion and modernization analysis. Ben's projects cover multiple engineering disciplines and sectors. He has managed multidisciplined teams, designed systems, and played key roles in major regional and national projects.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Bachelor of Science, Architectural Engineering, Milwaukee School of Engineering, 2003

American Society of Plumbing Engineers

Registered Professional Engineer: IL, MI, IA, IN, WI, MO, OH, PA, TN

Qualified Process Commissioning

PROJECT EXPERIENCE

INSTITUTIONAL

South Side Community Art Center – Chicago, IL
Chicago Public Library Legler Branch – Chicago, IL
Broadway Youth Center – Chicago, IL
Maplewood Park Fieldhouse Expansion – Chicago, IL
POAH Harvey YMCA Renovations – Chicago, IL

EDUCATIONAL

Chicago Housing Authority Housing Library Complex - Independence Site - Chicago, IL
Chicago Housing Authority Housing Library Complex - Northtown Site - Chicago, IL
Germantown Friends School - Philadelphia, PA
McHenry County College, Foglia Center for Advanced Technology and Innovation - Crystal Lake, IL (LEED Silver)

RESIDENTIAL

Lake Park Crescent: New 8-story residential mixed-income housing – Chicago, IL (LEED
Wisdom Village, Senior Housing – Chicago, IL
The Smith Residences Veteran Village – Ford Heights, IL
Lexington Rehabilitation – Maywood, IL
LUCHA – Chicago IL

COMMERICAL

Innovation at Harper Court – Chicago, IL (LEED Certified)
PGL South Shop – Chicago, IL
PGL Central Business District Sub Shop – Chicago, IL
Green Exchange – Sustainable Business Incubator – Chicago, IL (LEED Gold)
900 North Michigan Ave Green Roof – Chicago, IL

db|HMS



Chris Rockey, SE, AIA

Principal, Rockey Structures

Chris Rockey is the principal of Rockey Structures, LLC, and has over 30 years of experience in the structural engineering field from initial conception through construction phase services. Prior starting his own practice, Mr. Rockey served as an Associate for Skidmore, Owings & Merrill, an international A/E firm with over 700 employees worldwide, as well as being a Project Engineer for Halvorson Kaye Structural Engineers. Additionally, Mr. Rockey has been an Assistant Professor at the University of Illinois at Chicago and the Illinois Institute of Technology, as well as being awarded the Dean E. and Avis F. Hilfinger Faculty Fellowship at the University of Illinois at Urbana-Champaign in 2006. His design projects have included office, residential, civic, renovation, urban, transportation facilities. In coordination with the architectural and building services teams, he incorporates the structural engineering design concepts within project requirements. Mr. Rockey, drawing upon his experience in the architectural, engineering, and construction fields, provides engineering consultation that combines aesthetics, constructability, and efficiency.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

University of Illinois, Master of Architecture/ Engineering Option, 1993

University of Illinois, Bachelor of Science in Architectural Studies, 1991

Licensed Structural Engineer, Illinois
Licensed Architect, Illinois

American Society of Civil Engineers

Structural Engineers Association of Illinois

Structural Engineers Foundation

ROCKEYstructuresLLC

PROJECT EXPERIENCE

160 N ELIZABETH
Engineering services for a 27-story post-tensioned concrete residential development with Thomas Roszak Architecture, Chicago, Illinois 2023

1123 W RANDOLPH STREET
Structural services for a 6-story, 17,500sf, steel framed residential structure with HKS, Chicago, Illinois 2020

COLUMBIA COLLEGE STUDENT CENTER
Structural services for a new post-tensioned concrete 105,000sf student center with Gensler, Chicago, Illinois 2018

BOULEVARD AT CENTRAL STATION
Provided engineering services for a 5-story, 340,000sf, residential development with Kuo Diedrich Architects, Tinley Park, Illinois, 2012

COLUMBIA COLLEGE THEATER
Structural services for the renovation of an existing University building for an updated theater and back of house space with Gensler, Chicago, Illinois 2017

SOUL CITY CHURCH
Structural engineering services for a 3-story, steel framed, 30,000sf addition to an existing congregation with Context, Chicago, Illinois 2016



Dustin Erickson, PE, CFM

Senior Project Manager, TERRA

As Senior Project Manager, Mr. Erickson works with project managers, clients, design professionals, and governmental agencies on municipal projects from schematic design through permitting and construction. His work experience in design and construction includes streetscape, bicycle paths, residential, commercial, municipal, and institutional projects

PROFESSIONAL EXPERIENCE

16 years with TERRA
8 years prior to TERRA

PROJECT EXPERIENCE

MSR ENGLEWOOD / Englewood, IL / Project Manager / S Site survey and civil engineering services associated with the development of the 2.6 acre Montclare Senior Residences of Englewood site in Chicago. The project consists of converting an old CTA parking lot into a 7-story senior housing complex complete with a new parking lot, drop-off area, walkways, and a residential garden. New sewer and water utilities are being provided along with a comprehensive stormwater management system. In addition to the housing complex, S. Green Street and the adjacent public sidewalks are being extended approximately 400-ft north along the eastern property line.

OAKWOOD SHORES SENIOR APARTMENTS / Chicago, IL / Senior Project Engineer / Project Manager and Civil Engineering Designer for a six-story residential development. Designed stormwater detention, underground utilities, site grading and paving, site drainage, and provided geometric layout for a new parking lot. Coordinated design with the architect and other design team professionals. Prepared specifications and drawings for permit submittal and construction.

MSR CALUMET HEIGHTS / Calumet Heights, IL / Project Manager / Survey and civil engineering services associated with the development of the Montclaire Senior Residences. Services include stormwater management and utility improvements, roadway paving, improved walkways, and landscaping enhancements.

SAUGANASH VILLAGE / Chicago, IL / Project Manager (Civil) / Project Manager for an asphalt pavement and sewer repair and replacement project located in the City of Chicago. Conducted a Phase 1 assessment and feasibility analysis of existing asphalt pavements within the 12.06-Acre, 137 townhouse residential complex. Assessment and feasibility included field review and condition ratings for the existing asphalt pavements within the complex and sewer televising of all on-site storm, sanitary, and combined sewer lines. Prepared a project report and engineers estimate of probable construction costs for a replacement program of all asphalt pavements and select sewers.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Bachelor of Science
Civil Engineering
University of Illinois
at Urbana-Champaign, IL
(2001)

Professional Engineer
062.059112 (IL, 2006)

Certified Floodplain
Manager
IL-18-00825 (IL 2018)

Association of State
Floodplain
Managers (ASFPM)

TERRA ENGINEERING LTD.



Dovydas Kackys, PE

Project Manager, TERRA

Mr. Kackys is proficient with Civil 3D which he uses to design and draft site layouts, create 3D surface models to grade project sites, design sanitary sewer, storm sewer, and watermain plans and profiles, create storm water pollution prevention plans, and put together the relevant detail/specification sheets. He has experience with HEC-HMS to create hydrologic models and has worked with HydroCAD to develop hydraulics models and size pipe networks. He is also adept at using Excel to calculate stormwater rate control, volume control, and release rate requirements set by the governing body.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Master of Science
Civil Engineering
Purdue University
West Lafayette, IN (2016)

Bachelor of Science
Civil Engineering
Purdue University
West Lafayette, IN (2015)

Professional Engineer
062.072532 (IL, 2020)

American Society
of Civil Engineers,
Member

TERRA ENGINEERING LTD.

PROFESSIONAL EXPERIENCE

8 years with TERRA
1 years prior to TERRA

PROJECT EXPERIENCE

MONTCLARE SENIOR RESIDENCES OF ENGLEWOOD / Englewood, IL / Project Engineer / Site survey and civil engineering services associated with the development of the 2.6-acre Montclare Senior Residences of Englewood site in Chicago. The project consists of converting an old CTA parking lot into a 7-story senior housing complex complete with a new parking lot, drop-off area, walkways, and a residential garden. New sewer and water utilities are being provided along with a comprehensive stormwater management system. In addition to the housing complex, S. Green Street and the adjacent public sidewalks are being extended approximately 400-ft north along the eastern property line.

MONTCLARE SENIOR RESIDENCES OF CALUMET HEIGHTS / Chicago, IL / Project Engineer / TERRA provided surveying, traffic and civil engineering services associated with the development of the 3.5-acre Montclare Senior Residences located at Calumet Heights. Dovydas was involved in designing a new wet bottom detention pond with bio-infiltration to meet the City's stormwater detention requirements, designing a new storm sewer system, providing a new water service with an above ground heated enclosure, roadway pavement design, adding new walkways, enhancing the landscaping, and providing contaminated soil remediation through an engineered barrier.

INDEPENDENCE LIBRARY AND HOUSING / Chicago, IL / Project Engineer / TERRA provided civil engineering and landscape architecture services associated with the development of a new seven story building to include multi-family housing and a branch library with 35 covered parking spaces accessed from the alley. Site improvements include reconstruction of the adjacent Elston Avenue parkway to meet the requirements of the Chicago Landscape Ordinance, and alley reconstruction as required for parking access.



Ernie Wong, PLA, FASLA, APA

Principal-in-Charge, Site Design Group

Ernest C. Wong, Founder and Principal of Site Design Group, has been instrumental in fostering the landscape architecture and urban design profession for decades. Based out of Chicago, Illinois, the firm has established a reputation for creative design solutions and developing thoughtful, community-oriented urban open spaces. The work reflects a shared commitment to improving the quality of life and the sustained resilience of diverse communities while prioritizing the highest level of design excellence. A strong proponent of civic and community engagement, Mr. Wong serves on numerous boards and juries, including the Driehaus Award, City Parks Alliance, Near South Planning Board, and chairs the Chicago Landmarks Commission. He is an advisor, award recipient, university lecturer, and last year produced his first TEDx Talk in Chicago.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Bachelor of Landscape Architecture, Michigan State University, 1985

Licensed Landscape Architect, State of Illinois, #157-000818, since 1992

American Society of Landscape Architects, Fellow

American Planning Association

Commission on Chicago Landmarks, Commissioner and Chair
City Parks Alliance, Board

site

COMMERICIAL, RESIDENTIAL, MIXED-USE	Northwestern Medicine Bronzeville Care Center, Chicago, IL Chinatown Branch Library, Chicago, IL Judge Fisher Senior Apartments, Chicago, IL Taylor Street Apartments and Little Italy Branch Library, Chicago, IL National Public Housing Museum, Chicago, IL
STREETSCAPES & TRANSIT	Bronzeville Cottage Grove Corridor Improvements, Chicago, IL Argyle Shared Street, Chicago, IL Prairie Avenue Shared Street, Chicago, IL Wells and Wentworth Connector, Chicago, IL
URBAN DESIGN & PLANNING	Positioning Pullman, Chicago, IL Chinatown Framework Plan, Chicago, IL Western Avenue Corridor Study, Chicago, IL Harlem Avenue Vision Plan, Chicago, IL
CIVIC & INSTITUTIONAL	The Field Museum of Natural History Rice Native Gardens, Chicago, IL DuSable Museum of African American History, Chicago, IL Shedd Aquarium Centennial Commitment, Chicago, IL University of Chicago 58th Street West, Chicago, IL
PARKS, PLAZAS, & OPEN SPACE	Ping Tom Memorial Park, Chicago, IL Mary Bartelme Park, Chicago, IL Henry C. Palmisano Park, Chicago, IL Riverwalk East, Chicago, IL



Cecilia Cuff

CEO, The Nascent Group

Cecilia Cuff is a hospitality designer and innovator and regenerative development strategist whose work revitalizes urban and rural landscapes and redefines how disinvested communities reclaim space, culture, and capital.

As the founder of the Nascent Group, she sits at the intersection of governmental policy and small business, building pathways to ownership for entrepreneurs in underserved communities while revitalizing overlooked corridors through intentional design. Leveraging her career leading resort and hospitality development and design projects globally, Cecilia applies large scale operational insights to grassroots initiatives. Her personal ventures; Bronzeville Winery, South Side Sanctuary, and the Stakeout have become nationally recognized models for blending cultural storytelling, urban placemaking, and entrepreneurship pathways. Her leadership has helped small businesses access over $25 million in public and philanthropic funding, while advancing temporary urbanism and public space activations as tools for community agency.

Cecilia's mission is grounded in five pillars: equity in entrepreneurship, regenerative design, women in leadership, urban revitalization, and cultural memory through space. She is a builder of systems and stories, cultivating future designers, mentoring young women of color, and advising city leaders on inclusive growth. Her work challenges traditional boundaries between hospitality and policy, transforming spaces of exclusion into places of possibility.

EDUCATION, CERTIFICATIONS, PROFESSIONAL AFFILIATIONS

Loeb Fellow
Harvard University
Graduate School of Design

Bachelor of Arts in
Public Relations,
Communications and
Business Management,
University of Illinois
Chicago

PROJECT EXPERIENCE

SOUTH SIDE SANCTUARY

The South Side Sanctuary centers arts & culture, integrative wellness, sports & recreation, and entrepreneurship with weekly programming.

BRONZEVILLE WINERY

Bronzeville Winery is a celebration of Bronzeville and its storied history, refined by modern revitalization that has put the neighborhood in the spotlight.

NAFSI

Nafsi South Shore is the latest south side landmark with beautiful views and delicious food where residents can sip, savor, mingle and recharge.

THE nāscent GROUP LLC

EXHIBIT #5

Insurance and Bonding Requirements

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EXHIBIT #B INSURANCE REQUIREMENTS

PS3102 – DESIGN-BUILD SERVICES FOR DEPARTMENT OF FAMILY AND SUPPORT SERVICES ('DFSS') BRONZEVILLE REGIONAL SENIOR CENTER

The Design-Builder must provide and maintain at Design-Builder's own expense, the minimum insurance coverage and requirements specified below, insuring all operations related to the Contract. The insurance must remain in effect from the date of the Notice to Proceed until Substantial Completion of the project, during completion of Punch List, as well as any time Design-Builder returns to perform additional work regarding warranties or for any other purpose, unless otherwise noted below or agreed by the Public Building Commission.

INSURANCE TO BE PROVIDED

1) Workers' Compensation and Employers Liability (Primary and Umbrella)

Workers' Compensation Insurance as prescribed by applicable law covering all employees who are to provide a service under this Contract and Employers Liability coverage with limits of not less than $1,000,000 each accident, illness or disease. Coverage will include a waiver of subrogation as required below.

2) Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than $5,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverage must include the following: All premises and operations, products/completed operations to be maintained for minimum of two (2) years following project completion, explosion, collapse, underground hazards, defense and contractual liability. Design-Builder and all subcontractors of every tier **will specifically name** the Public Building Commission of Chicago, the City of Chicago, the User Agency, their respective Board members, employees, elected officials, officers, or representatives, and others as may be required by the Public Building Commission of Chicago and others as may be required by the Public Building Commission of Chicago, as Additional Insured using the latest version of the ISO CG2010 0704 and CG2037 0704. Additional Insured status will be on a primary, non-contributory basis for any liability arising directly or indirectly from the work, including the two-year completed operations periods. Coverage will include a waiver of subrogation as required below.

Subcontractors performing work for Design-Builder must maintain limits of not less than $1,000,000 per occurrence with the same terms herein.

3) Automobile Liability (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Design-Builder must provide Automobile Liability Insurance, with limits of not less than $1,000,000 per occurrence for bodily injury and property damage. The Public Building Commission of Chicago, the City of Chicago, the Chicago Park District (the User Agency) their respective Board members, employees, elected officials, officers, or representatives, and others as may be required by the Public Building Commission of Chicago, are to be named as Additional Insured on a primary, non-contributory basis.

Subcontractors performing work for Design-Builder must maintain limits of not less than $1,000,000 per occurrence with the same terms herein.

4) Contractor's/Design-Builders Pollution Liability

Design-Builders Pollution coverage is required with limits of not less than $5,000,000 per occurrence for any portion of the services, which may entail, exposure to any pollutants, whether in the course of sampling, remedial work or any other activity under this contract. The Design-Builder pollution liability policy will provide coverage for sums that the insured become legally obligated to pay as loss as a result of claims for bodily injury, property damage and/or clean-up costs caused by any pollution incident arising out of the Work including remediation operations, transportation of pollutants, owned and non-owned disposal sites and any and all other activities of Design-Builder and its subcontractors. Pollution incidents will include, but not be limited to, the discharge, dispersal, release or escape of any solid, liquid, gaseous or thermal irritant or contaminant, including but not limited smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals,

medical waste, waste materials, lead, asbestos, silica, hydrocarbons and microbial matter, including fungi, bacterial or viral matter which reproduces through release of spores or the splitting of cells or other means, including but not limited to, mold, mildew and viruses, whether or not such microbial matter is living.

The policy will be maintained for a period of three years after final completion and include completed operations coverage. The policy will include the Public Building Commission of Chicago, the City of Chicago, the User Agency, their respective Board members, employees, elected officials, officers, or representatives, and others as may be required by the Public Building Commission. These entities must be specifically named and endorsed on the policy. Additional Insured coverage must be on a primary and non-contributory basis for ongoing and completed operations. Coverage will include a waiver of subrogation as required below.

Subcontractors performing work for Design-Builder must maintain limits of not less than $1,000,000 per occurrence with the same terms herein. Subcontractors performing environmental work for Design-Builder must maintain limits of not less than $2,000,000 per occurrence.

5) Professional Liability

When Design-Builder performs professional work in connection with the Agreement, Professional Liability Insurance must be maintained with limits of not less than $2,000,000 covering acts, errors, or omissions. The policy will include coverage for wrongful acts, including but not limited to errors, acts or omissions, in the rendering or failure to render professional services resulting in a pollution incident. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede the, start of work on the Agreement. Coverage must be maintained for two years after substantial completion. A claims-made policy, which is not renewed or replaced, must have an extended reporting period of two (2) years.

Subcontractors performing professional work for Design-Builder must maintain limits of not less than $1,000,000 per occurrence with the same terms herein.

6) Builders Risk/Installation Floater

Design-Builder must provide All Risk Builders Risk or Installation Floater insurance on a replacement cost basis including but not limited to all labor, materials, supplies, equipment, machinery and fixtures that are or will be permanent part of the facility, inclusive of prior site-work. Coverage must be on an All Risk or Cause of Loss, Special Form basis including, but not limited to, the following: right to partial or complete occupancy, collapse; water damage including overflow, leakage, sewer backup, or seepage; resulting damage from faulty or defective workmanship or materials; resulting damage from error or omission in design, plans or specifications; debris removal; Ordinance and Law and include damage to, false work, fences, temporary structures and equipment stored off site or in transit. The policy will allow for partial or complete occupancy and include damage to existing property at the site.

The Public Building Commission of Chicago and the Chicago Park District will be Named Insureds on the policy. Coverage must be for the full completed value of the work and must remain in place until at least Substantial Completion and **may only be cancelled with the written permission** of the Public Building Commission, even if the Project has been put to its intended use.

The Design-Builder is responsible for all loss or damage to personal property including but not limited to materials, equipment, tools, scaffolding and supplies owned, rented, or used by Design-Builder.

B. ADDITIONAL REQUIREMENTS

Design-Builder must furnish the Public Building Commission Procurement Department, Richard J. Daley Center, Room 200, Chicago, IL 60602, original Certificates of Insurance, or such similar evidence, to be in force on the date of this Contract, and Renewal Certificates of Insurance, or such similar evidence, if any insurance policy has an expiration or renewal date occurring during the term of this Contract. The Design-Builder must submit evidence of insurance to the Public Building Commission prior to Contract award. The receipt of any certificate does not constitute agreement by the Commission that the insurance requirements in the Contract have been fully met or that the insurance policies indicated on the certificate are in compliance with all Contract requirements. The failure of the Commission to obtain certificates or other insurance evidence from Design-Builder is not a waiver

by the Commission of any requirements for the Design-Builder to obtain and maintain the specified insurance. The Design-Builder will advise all insurers of the Contract provisions regarding insurance. Non-conforming insurance does not relieve Design-Builder of the obligation to provide insurance as specified in this contract. Non-fulfillment of the insurance conditions may constitute a breach of the Contract, and the Commission retains the right to stop work until proper evidence of insurance is provided, or the Contract may be terminated.

The insurance must provide for 30 days prior written notice to be given to the Commission in the event coverage is substantially changed, canceled, or non-renewed.

The Public Building Commission of Chicago reserves the right to obtain copies of insurance policies and records

Any deductibles or self-insured retentions on referenced insurance must be borne by Design-Builder. All self-insurance, retentions and/or deductibles must conform to these requirements.

The Design-Builder waives and agrees to cause all their insurers to waive their rights of subrogation against the Public Building Commission of Chicago, the City of Chicago, the User Agency, and any other entity as required by the Public Building Commission of Chicago, each of their respective Board members, employees, elected officials, officers, or representatives. The Design-Builder must require each Subcontractor to include similar waivers of subrogation in favor of the Commission, the City of Chicago, the User Agency and any other entity as required by the Public Building Commission of Chicago.

The insurance coverage and limits furnished by Design-Builder in no way limit the Design-Builder's liabilities and responsibilities specified within the Contract or by law.

Any insurance or self-insurance programs maintained by the Public Building Commission of Chicago, the City of Chicago, the User Agency and any other entity as required by the Public Building Commission of Chicago, will not contribute with insurance provided by the Design-Builder under the Contract.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Contract or any limitation placed on the indemnity in this Contract given as a matter of law.

If Design-Builder is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a Named Insured.

The Design-Builder must require all subcontractors to provide the insurance required herein**,** or Design-Builder may provide the insurance for subcontractors. All subcontractors are subject to the same insurance requirements of Design-Builder unless otherwise specified in this Contract.

If Design-Builder or subcontractor desires additional coverage, the party desiring the additional coverage is responsible for the acquisition and cost

Design-Builder must submit the following at the time of award:

1. Standard ACORD form Certificate of Insurance issued to the Public Building Commission of Chicago as Certificate Holder including:
    a. All required entities as Additional Insured
    b. Evidence of waivers of subrogation
    c. Evidence of primary and non-contributory status
2. All required endorsements including the CG 20 10 and CG 20 37

The Public Building Commission reserves the right to modify, delete, alter or change these requirements.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/20/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
HUB International Midwest Limited
1411 Opus Place, Suite 450
Downers Grove IL 60515

CONTACT NAME: CSU Construction
PHONE (A/C, No, Ext): 630-468-5600 **FAX (A/C, No):**
E-MAIL ADDRESS: CSUConstruction@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Phoenix Insurance Company	25623
INSURER B : St. Paul Protective Insurance Company	19224
INSURER C : Travelers Property Casualty Company of America	25674
INSURER D : The Travelers Indemnity Company	25658
INSURER E : Great American Excess & Surplus	37532
INSURER F : Hanover Insurance Company	22292

INSURED BURLBUI-01
BURLING BUILDERS, INC.
44 W 60TH ST
CHICAGO IL 60621

COVERAGES **CERTIFICATE NUMBER:** 802431341 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y	Y	DT-CO-B5083874-PHX	8/31/2025	8/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY	Y		BA-B5084348-25-26-G	8/31/2025	8/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ $ $ $
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			CUP-B5098285-25-26	8/31/2025	8/31/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	UB-B5084373-25-26-G	8/31/2025	8/31/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E A F	Pollution/Professional Inland Marine Crime	Y	Y	PCM F369180 00 DT-CO-B5083874-PHX BDC-H482829-04	8/31/2025 8/31/2025 8/31/2025	8/31/2026 8/31/2026 8/31/2026	Per Claim/Agg./SIR Leased/Rented Lmt/Ded Crime limit/retention	5,000,000/$25,000 75,000/$2,500 $1,000,000/$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Contract No. PS3102, Design-Build Services, Project No. 10030, DFSS Bronzeville Regional Senior Center.
The Public Building Commission of Chicago, the City of Chicago, the User Agency, their respective Board members, employees, elected officials, officers, or representatives, and others as may be required by the Public Building Commission of Chicago are primary and non-contributory additional insured on the G/L, Auto, and Pollution policies if required by written contract, subject to policy terms, conditions, and exclusions. *Waivers of subrogation apply to G/L, Workers Comp., and Pollution in favor of the additional insured if required by written contract, subject to policy terms. conditions, and exclusions.

CERTIFICATE HOLDER

Public Building Commission of Chicago
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago IL 60602
United States

APPROVED
JLB
1/27/2026

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. BROAD FORM NAMED INSURED

B. BLANKET ADDITIONAL INSURED

C. EMPLOYEE HIRED AUTO

D. EMPLOYEES AS INSURED

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

G. WAIVER OF DEDUCTIBLE – GLASS

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

J. PERSONAL EFFECTS

K. AIRBAGS

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

M. BLANKET WAIVER OF SUBROGATION

N. UNINTENTIONAL ERRORS OR OMISSIONS

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5.**, **Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

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(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – LIABILITY COVERAGE**:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)**, of **SECTION II – LIABILITY COVERAGE**:

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)**, of **SECTION II – LIABILITY COVERAGE**:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph **e.** in Paragraph **B.7.**, **Policy Term, Coverage Territory**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

e. Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(1) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(a) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(b) Neither you nor any other involved "insured" will make any settlement without our consent.

(c) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(d) We will reimburse the "insured":

(i) For sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph **C.**, Limit Of Insurance, of SECTION **II** – LIABILITY COVERAGE;

(ii) For the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph **C.**, Limit Of Insurance, of SECTION **II** – LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(2) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess contingent or on any other basis.

(3) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its

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territories and possessions, Puerto Rico and Canada.

You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

(4) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D.**, **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph **A.4.b.**, **Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is $65 per day, to a maximum of $750 for any one "accident".

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a.**, **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL EFFECTS

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Effects

We will pay up to $400 for "loss" to wearing apparel and other personal effects which are:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Effects coverage.

K. AIRBAGS

The following is added to Paragraph **B.3.**, **Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

b. The airbags are not covered under any warranty; and

c. The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph **A.2.a.**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

(a) You (if you are an individual);

(b) A partner (if you are a partnership);

(c) A member (if you are a limited liability company);

(d) An executive officer, director or insurance manager (if you are a corporation or other organization); or

(e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph **A.5.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

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5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

N. UNINTENTIONAL ERRORS OR OMISSIONS

The following is added to Paragraph **B.2.**, **Concealment, Misrepresentation, Or Fraud**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE – CONTRACTORS

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   This includes any person or organization who you are required under a written contract or agreement, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5.**, **Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

   Regardless of the provisions of paragraph **a.** and paragraph **d.** of this part **5. Other Insurance**, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is a named insured when a written contract or agreement with you, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – AUTOMATIC STATUS IF REQUIRED BY WRITTEN CONTRACT (CONTRACTORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that:

a. You agree in a written contract or agreement to include as an additional insured on this Coverage Part; and

b. Has not been added as an additional insured for the same project by attachment of an endorsement under this Coverage Part which includes such person or organization in the endorsement's schedule;

is an insured, but:

a. Only with respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and

b. Only as described in Paragraph **(1)**, **(2)** or **(3)** below, whichever applies:

(1) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

(a) The Additional Insured – Owners, Lessees or Contractors – (Form B) endorsement CG 20 10 11 85; or

(b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 10 01, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 10 01;

the person or organization is an additional insured only if the injury or damage arises out of "your work" to which the written contract or agreement applies;

(2) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

(a) The Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization endorsement CG 20 10 07 04 or CG 20 10 04 13, the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 07 04 or CG 20 37 04 13, or both of such endorsements with either of those edition dates; or

(b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37, without an edition date of such endorsement specified;

the person or organization is an additional insured only if the injury or damage is caused, in whole or in part, by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; or

(3) If neither Paragraph **(1)** nor **(2)** above applies:

(a) The person or organization is an additional insured only if, and to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; and

(b) Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether

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this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section **III** – Limits Of Insurance.

b. The insurance provided to such additional insured does not apply to:

(1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:

(a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and

(b) Supervisory, inspection, architectural or engineering activities.

(2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.

c. The additional insured must comply with the following duties:

(1) Give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:

(a) How, when and where the "occurrence" or offense took place;

(b) The names and addresses of any injured persons and witnesses; and

(c) The nature and location of any injury or damage arising out of the "occurrence" or offense.

(2) If a claim is made or "suit" is brought against the additional insured:

(a) Immediately record the specifics of the claim or "suit" and the date received; and

(b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.

(3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.

(4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph **4.**, Other Insurance, of Section **IV** – Commercial General Liability Conditions.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XTEND ENDORSEMENT FOR CONTRACTORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. Who Is An Insured – Unnamed Subsidiaries

B. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations

C. Incidental Medical Malpractice

D. Blanket Waiver Of Subrogation

E. Contractual Liability – Railroads

F. Damage To Premises Rented To You

PROVISIONS

A. WHO IS AN INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership, joint venture or limited liability company, that is not shown as a Named Insured in the Declarations is a Named Insured if:

a. You are the sole owner of, or maintain an ownership interest of more than 50% in, such subsidiary on the first day of the policy period; and

b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal and advertising injury" caused by an offense committed:

a. Before you maintained an ownership interest of more than 50% in such subsidiary; or

b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

For purposes of Paragraph **1.** of Section **II** – Who Is An Insured, each such subsidiary will be deemed to be designated in the Declarations as:

a. An organization other than a partnership, joint venture or limited liability company; or

b. A trust;

as indicated in its name or the documents that govern its structure.

B. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO OPERATIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to operations performed by you or on your behalf and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of such operations.

The insurance provided to such governmental entity does not apply to:

a. Any "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the governmental entity; or

b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

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C. INCIDENTAL MEDICAL MALPRACTICE

1. The following replaces Paragraph **b.** of the definition of "occurrence" in the **DEFINITIONS** Section:

b. An act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person, unless you are in the business or occupation of providing professional health care services.

2. The following replaces the last paragraph of Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a)**, **(b)**, **(c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide:

(a) "Incidental medical services" by any of your "employees" who is a nurse, nurse assistant, emergency medical technician or paramedic; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of, the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

D. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.

E. CONTRACTUAL LIABILITY – RAILROADS

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

c. Any easement or license agreement;

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2. Paragraph **f.(1)** of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

F. DAMAGE TO PREMISES RENTED TO YOU

The following replaces the definition of "premises damage" in the **DEFINITIONS** Section:

"Premises damage" means "property damage" to:

a. Any premises while rented to you or temporarily occupied by you with permission of the owner; or

b. The contents of any premises while such premises is rented to you, if you rent such premises for a period of seven or fewer consecutive days.

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GREAT AMERICAN INSURANCE GROUP

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GREAT AMERICAN E & S INSURANCE COMPANY

PROFESSIONAL AND CONTRACTING SERVICES ENVIRONMENTAL LIABILITY INSURANCE POLICY

THIS POLICY CONTAINS SOME CLAIMS MADE AND REPORTED COVERAGES. READ IT CAREFULLY.

SOME OF THE COVERAGES CONTAINED WITHIN THIS POLICY REQUIRE THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE COMPANY DURING THE POLICY PERIOD OR, IF APPLICABLE, THE EXTENDED REPORTING PERIOD.

SOME OF THE PROVISIONS CONTAINED IN THIS POLICY RESTRICT COVERAGE, SPECIFY WHAT IS AND IS NOT COVERED AND DESIGNATE RIGHTS AND DUTIES. LEGAL EXPENSE IS SUBJECT TO AND WILL ERODE THE LIMIT OF LIABILITY AND ANY APPLICABLE SELF-INSURED RETENTION

In this Policy, "the Company" refers to the company providing this insurance. Some other words and phrases that appear in capital letters have special meaning. Refer to Section II – DEFINITIONS.

In consideration of the payment of the Policy Premium and in reliance upon the statements contained in the Application and any other supplemental materials and information submitted in connection with the Application, and subject to all the terms, conditions, exclusions and limitations of this Policy, the Company agrees to provide insurance coverage to the INSURED as described herein:

SECTION I. INSURING AGREEMENTS

EACH OF THE FOLLOWING COVERAGES IS IN EFFECT ONLY IF LIMITS OF LIABILITY ARE INDICATED FOR SUCH COVERAGE IN THE DECLARATIONS. EACH COVERAGE THAT IS IN EFFECT IS SUBJECT TO SECTION VI. LIMIT OF LIABILITY AND SELF-INSURED RETENTION.

A. COVERAGE A

1. PROFESSIONAL LIABILITY

The Company will pay on behalf of the INSURED for LOSS and related LEGAL EXPENSE because of an actual or alleged act, error or omission in PROFESSIONAL SERVICES, which the INSURED becomes legally obligated to pay as a result of a CLAIM first made against the INSURED during the POLICY PERIOD, but only if the INSURED reports the CLAIM to the Company, in writing, during the POLICY PERIOD or, if applicable, the EXTENDED REPORTING PERIOD.

2. MITIGATION COSTS COVERAGE

The Company will pay the INSURED's MITIGATION COSTS because of an actual act, error or omission in PROFESSIONAL SERVICES, but only if:

(a) the PROFESSIONAL SERVICES were rendered subsequent to the applicable Retroactive Date, but prior to the end of the POLICY PERIOD;

(b) during the POLICY PERIOD and prior to incurring any MITIGATION COSTS, the INSURED provides the Company with:

(i) written notice of such act, error or omission in PROFESSIONAL SERVICES; and

(ii) a proposed written plan for rectifying such act, error or omission, along with documentation supporting the reasonableness and necessity of such proposed plan; and

(c) all MITIGATION COSTS are approved by the Company, in writing, prior to being incurred by the INSURED; and

(d) the MITIGATION COSTS are not covered under any other Coverage afforded under this Policy.

3. PROFESSIONAL INDEMNITY COVERAGE

The Company will indemnify the INSURED for LOSS that is in excess of the REQUIRED INSURANCE because of an actual or alleged act, error or omission in PROFESSIONAL SERVICES performed by the DESIGN PROFESSIONAL, but only if:

(a) a CLAIM is first made by the INSURED against such DESIGN PROFESSIONAL during the POLICY PERIOD; and

(b) the INSURED reports the CLAIM to the Company, in writing, during the POLICY PERIOD or, if applicable, the EXTENDED REPORTING PERIOD.

B. COVERAGE B – OCCURRENCE CONTRACTING SERVICES POLLUTION LIABILITY

The Company will pay on behalf of the INSURED for LOSS, CLEAN-UP COSTS, and related LEGAL EXPENSE because of a POLLUTION CONDITION on, at, or migrating from, a JOB SITE that arises from CONTRACTING SERVICES or COMPLETED OPERATIONS:

1. which the INSURED becomes legally obligated to pay as a result of a CLAIM because of BODILY INJURY, PROPERTY DAMAGE or ENVIRONMENTAL DAMAGE that occurs during the POLICY PERIOD; or

2. if, during the POLICY PERIOD:

(a) the POLLUTION CONDITION first begins; and

(b) the INSURED first discovers the POLLUTION CONDITION; and

(c) the INSURED first reports the POLLUTION CONDITION to the Company, in writing.

C. COVERAGE C – POLLUTION LEGAL LIABILITY ARISING FROM AN OWNED LOCATION

The Company will pay on behalf of the INSURED for LOSS, CLEAN-UP COSTS, and related LEGAL EXPENSE because of a POLLUTION CONDITION on, at, under, or migrating from a COVERED LOCATION:

1. which the INSURED becomes legally obligated to pay as a result of a CLAIM first made against the INSURED during the POLICY PERIOD; or

2. if, during the POLICY PERIOD, the INSURED first discovers the POLLUTION CONDITION,

but only if:

(i) the INSURED notifies the Company of the CLAIM or POLLUTION CONDITION, in writing, during the POLICY PERIOD or, if applicable, the EXTENDED REPORTING PERIOD; and

(ii) the POLLUTION CONDITION first commences during the POLICY PERIOD; and

(iii) the POLLUTION CONDITION first begins and ends within a period of ten (10) consecutive days.

D. COVERAGE D – OCCURRENCE NON-OWNED DISPOSAL SITE

The Company will pay on behalf of the INSURED for LOSS, CLEAN-UP COSTS, and related LEGAL EXPENSE because of a POLLUTION CONDITION on, at, under, or migrating from a NON-OWNED DISPOSAL SITE, which the INSURED becomes legally obligated to pay as a result of a CLAIM because of BODILY INJURY, PROPERTY DAMAGE or ENVIRONMENTAL DAMAGE that occurs during the POLICY PERIOD.

E. COVERAGE E – OCCURRENCE IN-BOUND AND OUT-BOUND TRANSPORTATION COVERAGE

The Company will pay on behalf of the INSURED for LOSS, CLEAN-UP COSTS, and related LEGAL EXPENSE because of a POLLUTION CONDITION arising from the INSURED's goods, products, or waste, during the course of transportation by a CARRIER, including any loading or unloading of such goods, products, or waste, which the INSURED becomes legally obligated to pay as a result of a CLAIM because of BODILY INJURY, PROPERTY DAMAGE, or ENVIRONMENTAL DAMAGE that occurs during the POLICY PERIOD.

SECTION II. DEFINITIONS

A. ADDITIONAL NAMED INSURED means any person, organization, or entity identified as an ADDITIONAL NAMED INSURED in an endorsement issued by the Company.

B. AUTOMOBILE means a land motor vehicle, trailer, semi-trailer, mobile equipment, or off-road motor vehicle, including any machinery or apparatus attached thereto.

C. BODILY INJURY means:

1. physical injury, sickness, disease, or building-related illness sustained by any person, including death resulting therefrom and, solely with regard to this Item C.1., any accompanying medical or environmental monitoring;

2. court-ordered medical monitoring; or

3. mental anguish, emotional distress, or shock, caused by a POLLUTION CONDITION.

D. CARRIER means a person or entity, including an INSURED, engaged by or on behalf of the INSURED to transport material by AUTOMOBILE, aircraft, watercraft, or rolling stock, but only if such person or entity is properly licensed to transport such material and in the business of transporting such material.

E. CLAIM means:

1. with regard to all coverages except Coverage A.3., a demand, notice, or assertion of a legal right alleging liability or responsibility on the part of the INSURED because of: (i) a POLLUTION CONDITION; or (ii) an actual or alleged act, error or omission in PROFESSIONAL SERVICES, including but not be limited to lawsuits, orders, petitions or governmental or regulatory actions filed against the INSURED; or

2. solely with regard to Coverage A.3., a written demand made by the INSURED alleging liability or responsibility on the part of the DESIGN PROFESSIONAL for LOSS arising out of an actual or alleged act, error or omission in PROFESSIONAL SERVICES performed by the DESIGN PROFESSIONAL.

F. CLEAN-UP COSTS mean the reasonable and necessary expenses incurred to investigate, remove, dispose of, abate, contain, treat, or neutralize a POLLUTION CONDITION, including any associated monitoring and testing costs:

1. to the extent required by federal, state, local or provincial laws, including but not limited to statutes, rules, ordinances, guidance documents, regulations and all amendments thereto, including state voluntary cleanup or risk based corrective action guidance, governing the liability or responsibilities of the INSURED; or

2. in the absence of items in 1. above, to the extent recommended by an ENVIRONMENTAL PROFESSIONAL.

CLEAN-UP COSTS include:

(a) REPLACEMENT COSTS;

(b) EMERGENCY RESPONSE COSTS;

(c) any associated punitive, exemplary, or multiplied damages where insurable by law; and

(d) civil fines, penalties and assessments, but only to the extent they: (i) arise solely from the investigation, removal, disposal of, abatement, containment, treatment or neutralization of a POLLUTION CONDITION; (ii) are imposed by a government entity acting under authority of applicable federal, state, local or provincial laws; and (iii) are insurable by law.

G. COMPLETED OPERATIONS mean CONTRACTING SERVICES that are completed. COMPLETED OPERATIONS do not include any CONTRACTING SERVICES that have not been completed or have otherwise been abandoned. CONTRACTING SERVICES will be considered completed at the earliest of the following times:

1. when all CONTRACTING SERVICES to be performed under the contract have been completed; or

2. when all CONTRACTING SERVICES to be performed at the JOB SITE have been completed; or

3. when that portion of the CONTRACTING SERVICES has been put to its intended use by any person or entity other than another contractor or subcontractor working on the same project.

CONTRACTING SERVICES that may require further maintenance, service, correction, repair or replacement, but are otherwise complete, shall be deemed completed.

H. CONTRACTING SERVICES mean any contracting services stated in the Declarations or scheduled as such onto this Policy by an endorsement issued by the Company, performed by or on behalf of the INSURED at a JOB SITE.

I. COVERED LOCATION means any location stated in the Declarations or any location scheduled as such onto this Policy by an endorsement issued by the Company. COVERED LOCATION does not include a JOB SITE.

J. DESIGN PROFESSIONAL means an organization or entity, or any sub-contractor or sub-consultant thereof, that performs PROFESSIONAL SERVICES on behalf of the INSURED pursuant to a written contract with the FIRST NAMED INSURED or an ADDITIONAL NAMED INSURED that was signed by the DESIGN PROFESSIONAL before the actual or alleged act, error or omission in PROFESSIONAL SERVICES. DESIGN PROFESSIONAL does not include any organization or entity, or sub-contractor or sub- consultant thereof, that is not duly certified or licensed to perform such PROFESSIONAL SERVICES.

K. EMERGENCY RESPONSE COSTS mean costs, charges or expenses incurred by the INSURED on an emergency basis, where delay on the part of the INSURED would cause injury to persons, damage to property, or increase significantly the cost of responding to a POLLUTION CONDITION. The INSURED shall notify the Company of all such expenses immediately after the emergency ends.

L. ENVIRONMENTAL DAMAGE means physical injury to the atmosphere, structures, soil, surface water or groundwater arising from a POLLUTION CONDITION and resulting in CLEAN-UP COSTS. ENVIRONMENTAL DAMAGE does not include PROPERTY DAMAGE.

M. ENVIRONMENTAL PROFESSIONAL means an individual designated by the Company who is duly certified or licensed in a recognized field of environmental science as required by a state board, a professional association, or both. The Company shall consult with the FIRST NAMED INSURED in conjunction with the selection of the ENVIRONMENTAL PROFESSIONAL. The Company may require that such professional meet certain minimum qualifications and maintain errors and omissions insurance.

N. EXTENDED REPORTING PERIOD means the Automatic Extended Reporting Period or, if applicable, the Optional Extended Reporting Period described in Section V. of this Policy.

O. FIRST NAMED INSURED means the person or entity stated in Item 1. of the Declarations.

P. GREEN BUILDING MATERIALS mean any building products or construction materials that are recognized by The Leadership in Energy and Environmental Design (LEED®) or Energy Star as: (i) being environmentally preferable or sustainable; or (ii) providing enhanced energy efficiency.

Q. INSURED means:

1. the FIRST NAMED INSURED;

2. any ADDITIONAL NAMED INSURED; and

3. any present or former director, officer, partner, member, employee, leased or temporary worker of the FIRST NAMED INSURED or any ADDITIONAL NAMED INSURED, while acting within the scope of his/her duties as such; and

4. any organization or entity, in existence at any time prior to the POLICY PERIOD, in which the FIRST NAMED INSURED has: (i) an ownership interest of fifty percent (50%) or more; or (ii) control over the management thereof; and

5. any joint venture in which the FIRST NAMED INSURED or any ADDITIONAL NAMED INSURED is named as a co-venturer, but solely to the extent such FIRST NAMED INSURED or ADDITIONAL NAMED INSURED is liable because of its performance of CONTRACTING SERVICES provided under such joint venture; and

6. solely with regard to Coverage B under this Policy and only when required by written contract, INSURED also includes:

(a) the client for whom the INSURED performs CONTRACTING SERVICES provided that such contract was signed by the INSURED and such client prior to the date the POLLUTION CONDITION first commenced. However, the client is included as an INSURED under this Policy solely to the extent that the client is found liable based upon CONTRACTING SERVICES negligently performed by an INSURED other than the client. No coverage will be provided for such entity's own negligence or strict liability; and

(b) any entity unrelated to the FIRST NAMED INSURED or any ADDITIONAL NAMED INSURED, provided that such contract was signed by the INSURED and the client for whom the INSURED performs CONTRACTING SERVICES prior to the date the POLLUTION CONDITION first commenced. However, such entity is included as an INSURED under this Policy solely to the extent that it is found liable based upon CONTRACTING SERVICES negligently performed by an INSURED other than such entity. No coverage will be provided for such entity's own negligence or strict liability; and

(c) Any entity specifically listed on the Policy by endorsement that is unrelated to the FIRST NAMED INSURED or any ADDITIONAL NAMED INSURED or for whom the INSURED performs CONTRACTING SERVICES provided that such contract was signed by the INSURED and the client for whom the INSURED performs CONTRACTING SERVICES prior to the date the POLLUTION CONDITION first commenced. However, such entity is included as an INSURED under this Policy solely to the extent that the entity is found liable based upon CONTRACTING SERVICES negligently performed by an INSURED other than the entity listed in the endorsement. No coverage will be provided for such entity's own negligence or strict liability.

Coverage for such client or entity under this Policy shall not exceed the lesser of the following amounts:

(i) the Limit of Liability required under such written contract; or

(ii) the applicable Coverage B Limit of Liability of this Policy.

However, INSURED does not include any DESIGN PROFESSIONAL

Notwithstanding Section IX. CONDITIONS, Item N. OTHER INSURANCE, and only when required by such written contract, the coverage afforded under this Policy for any person or entity who is an INSURED solely by reason of subparagraph 6. of the Definition of INSURED will apply as primary as to any other valid and collectible insurance available to such INSURED.

R. **JOB SITE** means a location at which CONTRACTING SERVICES are performed. JOB SITE also includes real property rented or leased by the INSURED during the course of performing CONTRACTING SERVICES, but only if such real property is utilized in direct support of such CONTRACTING SERVICES. However, JOB SITE does not include any:

1. COVERED LOCATION; or

2. other location that is managed, operated, owned, or leased by an INSURED or any subsidiary or affiliate of an INSURED, except for any such location that is managed, operated, owned, or leased solely by any person or organization that is an INSURED only by reason of subparagraph 6. of the definition of INSURED.

S. **LEGAL EXPENSE** means attorneys' fees and other charges and expenses incurred in the investigation, adjustment, defense, or settlement of any CLAIM for LOSS or CLEAN-UP COSTS, or in connection with the payment of any CLEAN-UP COSTS. LEGAL EXPENSE includes the fees and expenses of consultants, expert witnesses, accountants, court reporters, and other vendors, for goods or

services in connection with such investigation, adjustment, defense, or settlement, whether incurred by the INSURED, defense counsel, or the Company.

LEGAL EXPENSE also includes costs of appeal bonds, and pre-judgment and post-judgment interest and reasonable expenses incurred by the FIRST NAMED INSURED for any of its employees to attend, pursuant to a formal notice or subpoena, a hearing, trial, arbitration, mediation or deposition associated with a CLAIM covered by this Policy.

LEGAL EXPENSE does not include salary charges of regular employees or officials of the Company, fees and expenses of supervisory counsel retained by the Company, or, except as indicated above, the time and expense incurred by the INSURED in assisting in the investigation or resolution of a CLAIM or in connection with CLEAN-UP COSTS, including but not limited to the costs of the INSURED's in-house counsel.

T. **LOSS** means:

1. solely with regard to Coverage A.1., a monetary judgment, award, or settlement of:

(a) compensatory damages; or

(b) punitive, exemplary or multiplied damages, civil fines, penalties and assessments, where insurable by law.

2. solely with regard to Coverage A.3., the sum the INSURED is legally entitled to recover from the DESIGN PROFESSIONAL as determined by:

(a) a final judgment by a court of competent jurisdiction;

(b) a final award in an arbitration or other form of dispute resolution to which the INSURED must submit, or to which it submits with the Company's prior written consent; or

(c) a settlement with the DESIGN PROFESSIONAL, which the INSURED makes with the Company's prior written consent.

3. with regard to any coverage(s) other than Coverage A.1. and A.3., a monetary judgment, award, or settlement of:

(a) compensatory damages; or

(b) punitive, exemplary or multiplied damages, civil fines, penalties and assessments, where insurable by law, because of BODILY INJURY or PROPERTY DAMAGE.

However, LOSS does not include any:

(i) return, refund, or disgorgement of any INSURED's fee or other sum, whether or not the INSURED received it for PROFESSIONAL SERVICES, expenses, or otherwise;

(ii) cost of complying with any injunctive or other equitable relief; or

(iii) liquidated damages, whether such liquidated damages are pursuant to contract or otherwise.

U. **MEDIATION** means the process by which a neutral third party evaluates a CLAIM and provides non-binding recommendations in an effort to facilitate a resolution of such CLAIM.

V. **MITIGATION COSTS** mean the reasonable costs and expenses that are necessary to:

1. prevent further harm, injury or damage to persons or tangible property; or

2. reduce the INSURED's liability to any person or organization that is not an INSURED, but only if the INSURED expects to incur such liability as a direct result of an act, error or omission in the PROFESSIONAL SERVICES.

However, MITIGATION COSTS do not include: (i) any of the INSURED's overhead, mark-up, profit or labor costs; (ii) any consequential damages or costs, including but not limited to delay damages, cost over-runs, lost profits, liquidated damages, or loss of use; or (iii) any work that is a betterment or exceeds the scope of the original project.

W. **MOLD MATTER** means mold, mildew, or any type or form of fungus, including any mycotoxins, spores, or byproducts produced or released by fungi.

X. **NON-OWNED DISPOSAL SITE** ("**NODS**") means a location used for the treatment, storage, or disposal of waste, but only if:

1. the waste is generated by CONTRACTING SERVICES or at a COVERED LOCATION; and

2. the NODS is not managed, operated, owned, or leased by the INSURED or any subsidiary or affiliate of the INSURED; and

3. the NODS is permitted or licensed by any federal, state, local or provincial authorities to accept waste material as of the date of the treatment, storage, or disposal; and

4. the NODS is not listed on a proposed or final Federal National Priorities List ("NPL") and any State or Provincial equivalent NPL, Superfund, or Hazardous Waste list prior to the treatment, storage, or disposal.

Y. **POLICY PERIOD** means the period stated in Item 2. of the Declarations. However, if this Policy is cancelled by either the FIRST NAMED INSURED or the Company, the policy period ends at the effective date and time of the cancellation.

Z. **POLLUTANTS** mean any solid, liquid, gaseous or thermal pollutant, irritant or contaminant, including but not limited to smoke, vapors, odors, soot, fumes, acids, alkalis, toxic chemicals, hazardous substances, petroleum hydrocarbons, waste, including medical, infectious, red bag, and pathological wastes, legionella, electromagnetic fields, MOLD MATTER and low-level radioactive waste and material.

AA. **POLLUTION CONDITION** means:

1. the discharge, dispersal, release, seepage, migration, or escape of POLLUTANTS into or upon land or structures thereupon, the atmosphere, or any watercourse or body of water including groundwater;

2. the illicit abandonment of contained or uncontained POLLUTANTS at a JOB SITE or COVERED LOCATION, but only if such abandonment was committed by a person(s) or entity(ies) other than an INSURED and without the knowledge of any RESPONSIBLE PERSON;

3. the existence of MOLD MATTER, on, at, or within a building or structure;

4. the discharge, dispersal, release, or escape of methamphetamines or other chemicals associated with methamphetamine laboratories within a building or structure; and

5. solely with regard to Coverage E, the illicit abandonment of any waste beyond the legal boundaries of a COVERED LOCATION by a CARRIER, but only if such abandonment was committed by a CARRIER that is not an INSURED and without the knowledge of any RESPONSIBLE PERSON.

BB. **PROFESSIONAL SERVICES** mean:

1. solely with regard to Coverage A.1., any professional services stated in the Declarations, or scheduled as such onto this Policy by endorsement issued by the Company, performed by or on behalf of the INSURED;

2. solely with regard to Coverage A.2., design, design assist, engineering, or value engineering performed by or on behalf of the INSURED;

3. solely with regard to Coverage A.3., design, design assist, engineering, or value engineering performed by the DESIGN PROFESSIONAL.

CC. PROPERTY DAMAGE means:

1. physical injury to, or destruction of, the real property or tangible personal property of any: (a) person or organization that is not an INSURED; or (b) any person or organization that is an INSURED only by reason of subparagraph 6. of the definition of INSURED, including the resulting loss of use of such property; or

2. loss of use of such property that has not been physically injured or destroyed;

3. diminution in the value of such property; or

4. natural resource damage which means the physical injury to, or destruction of, as well as the assessment of such injury or destruction, including the resulting loss of value of land, fish, wildlife, biota, air, water, groundwater, drinking water supplies, and other such resources belonging to, managed by, held in trust by, appertaining to, or otherwise controlled by the United States (including the resources of the fishery conservation zone established by the Magnuson-Stevens Fishery Conservation and Management Act (16 U.S.C. 1801 et. seq.)), any State, Local or Provincial government, any foreign government, any Native American tribe, or, if such resources are subject to a trust restriction or alienation, any member of a Native American tribe.

caused by a POLLUTION CONDITION. However, PROPERTY DAMAGE does not include CLEAN-UP COSTS or ENVIRONMENTAL DAMAGE.

DD. REPLACEMENT COSTS mean reasonable and necessary costs incurred by the INSURED, with the Company's written consent, to repair, restore or replace damaged real property or tangible personal property in order to restore the property to the condition it was in prior to it being damaged, but only if the damage to such real property or tangible personal property occurred in the course of incurring CLEAN-UP COSTS. REPLACEMENT COSTS includes the use of GREEN BUILDING MATERIALS.

REPLACEMENT COSTS shall not exceed the actual cash value of such real property or tangible personal property prior to incurring the CLEAN-UP COSTS, plus the increased costs, if any, for GREEN BUILDING MATERIALS. For the purposes of this definition, actual cash value means replacement cost reduced by physical depreciation and obsolescence.

EE. RESPONSIBLE PERSON means:

1. any officer, director, or partner of the INSURED;

2. the manager, foreman, or supervisor of the INSURED responsible for environmental or health and safety affairs, control or compliance; or

3. any manager of a COVERED LOCATION.

FF. REQUIRED INSURANCE means the minimum amount of professional liability insurance a DESIGN PROFESSIONAL must have available to them prior to commencing PROFESSIONAL SERVICES for or on behalf of the INSURED, as shown in the Declarations. In no event shall the initial sum of such insurance be less than the amount stated in the Declarations. It is a condition precedent to coverage hereunder that the INSURED require the DESIGN PROFESSIONAL to evidence such insurance and warrant that the minimum amount of insurance shown in the Declarations are fully available and unimpaired immediately prior to the date the PROFESSIONAL SERVICES begin.

GG. UNDERGROUND STORAGE TANK means any container or vessel, including the associated piping connected thereto, which is ten percent (10%) or more beneath the surface of the ground.

UNDERGROUND STORAGE TANK does not include any oil/water separators, storm-water collection systems, or any tank contained in a subterranean room of a COVERED LOCATION.

SECTION III. TERRITORY

This Policy applies only to a CLAIM first made or brought in, or a POLLUTION CONDITION located within, the United States, its territories or possessions, Puerto Rico or Canada, but only if the INSURED's responsibility to pay for LOSS is determined in:

A. a proceeding on the merits conducted in the United States, its territories or possessions, Puerto Rico or Canada; or

B. a settlement agreed to by the Company.

SECTION IV. EXCLUSIONS

This Insurance does not apply to any LOSS, CLEAN-UP COSTS, MITIGATION COSTS, LEGAL EXPENSE or other coverage afforded under this Policy that is:

1. Asbestos
based upon or arising out of the existence of, required removal of, or abatement of, asbestos in any form, including, but not limited to, products containing asbestos, asbestos fibers, asbestos dust, and asbestos containing materials.

This exclusion does not apply to:

(a) Coverages A.1., A.2., A.3., and B or;

(b) asbestos in any form,

(i) with respect to Coverages C and D, in soil or in any watercourse or body of water including groundwater; or

(ii) with respect to Coverage E, where the exposure occurs during the course of transportation as a result of a POLLUTION CONDITION that first commenced during the POLICY PERIOD.

2. Claims Against and Settlement with the Design Professional
based upon or arising out of:

(a) any settlement made by the INSURED and a DESIGN PROFESSIONAL without the Company's prior written consent; or

(b) attorneys' fees or other charges and expenses incurred by an INSURED in connection with any INSURED's CLAIM against a DESIGN PROFESSIONAL, including but not limited to charges and expenses for any related investigation, adjustment or appeal; or

(c) any judgment or sum awarded against a DESIGN PROFESSIONAL by default, or by reason of that DESIGN PROFESSIONAL's failure or refusal to appear, plead, or defend itself or indemnify the INSURED.

Subpart (c) of this exclusion does not apply if the INSURED and the Company agree on the LOSS the INSURED would have been legally entitled to recover had there been no such default, failure, or refusal.

3. Communicable Diseases
based upon or arising out of any exposure to infected humans or animals, or contact with bodily fluids of infected humans or animals.

4. Contractual Liability
based upon or arising from the INSURED's assumption, under any contract or agreement, of the liability of another. This exclusion does not apply to:

(a) liability the INSURED would have had in the absence of the contract or agreement; or

(b) solely with regard to Coverage B, to liability for LOSS or CLEAN-UP COSTS assumed in a written contract that was signed by the INSURED and the INSURED's client prior to the date the POLLUTION CONDITION first commenced, but only if such liability arises directly from a POLLUTION CONDITION arising from CONTRACTING SERVICES or COMPLETED OPERATIONS and does not arise from the sole negligence of the client.

5. Criminal Fines, Penalties and Assessments
based upon or arising out of any criminal fine, criminal penalty, or criminal assessment.

6. Discrimination
based upon or arising out of discrimination by any INSURED on the basis of age, creed, disability, marital status, national origin, race, sex, sexual orientation, or any other unlawful or illegal basis. This exclusion does not apply to a CLAIM under Coverage A.1. alleging that the INSURED's provision of, or failure to provide, PROFESSIONAL SERVICES resulted in the failure to make a reasonable accommodation under the Americans With Disabilities Act, or amendments thereto.

7. Employer's Liability/Workers' Compensation
based upon or arising out of:

(a) BODILY INJURY to any INSURED, or any employee of its parent, subsidiary or affiliate:

(i) arising out of and incurred in the course of employment by such INSURED or its parent or subsidiary or affiliate; or

(ii) who is performing duties related to the conduct of the INSURED's business; or

(b) BODILY INJURY or pecuniary loss to the spouse, child, parent, brother or sister of such INSURED or employee of its parent, subsidiary or affiliate, as a consequence of Item (a) above.

This exclusion applies whether an INSURED may be liable as an employer or in any other capacity, and to any obligation to share damages with or repay another who must pay damages as a result of the BODILY INJURY or pecuniary loss. However, this exclusion does not apply to liability for LOSS assumed by the INSURED in a written contract that was signed by the INSURED and the INSURED's client prior to the date the POLLUTION CONDITION first commenced, provided that the LOSS is only due to a POLLUTION CONDITION arising from CONTRACTING SERVICES and does not arise from the sole negligence of the client.

8. Hostile Acts
based upon or arising out of any consequence, whether direct or indirect, of declared or undeclared war, invasion, act of foreign enemy, hostilities, civil war, rebellion, revolution, insurrection, or military or usurped power, or in defending against any one or more of those.

9. Insured vs. Insured
based upon or arising out of any CLAIM by one INSURED against any other INSURED.

This exclusion does not apply to a CLAIM:

(a) made by a person or organization that is an INSURED only by reason of subparagraph 6. of the Definition of INSURED; or

(b) that arises out of an indemnification given by one INSURED to another INSURED as specified in a contract that was submitted to and approved by the Company and added to this Policy by endorsement.

10. Insured's Property
based upon or arising out of damage to:

(a) real or personal property owned by, leased by, operated by, or loaned to an INSURED; or

(b) personal property in the care, custody, or control of an INSURED,

even if such damage is incurred to avoid or mitigate LOSS or CLEAN-UP COSTS which may be covered under this Policy.

This exclusion does not apply to:

(i) REPLACEMENT COSTS;

(ii) damage to property owned, leased or operated by, or in the care, custody or control of, a person or organization that is an INSURED only by reason of subparagraph 6. of the Definition of INSURED; or

(iii) damage to real property rented or leased by the INSURED during the course of performing CONTRACTING SERVICES, but only if such real property is utilized in direct support of such CONTRACTING SERVICES.

11. Intentional Acts
based upon or arising out of:

(a) a POLLUTION CONDITION that results from any RESPONSIBLE PERSON's intentional disregard of, or deliberate, willful, or dishonest non-compliance with, any statute, regulation, ordinance, administrative complaint, notice letter, or instruction issued by or on behalf of any governmental agency or representative; or

(b) any dishonest, criminal, fraudulent, intentional misrepresentation, knowingly wrongful conduct, or negligent misrepresentation, on the part of, or at the direction of, any INSURED, in the performance of, or failure to perform, PROFESSIONAL SERVICES.

12. Known Conditions
based upon or arising out of any POLLUTION CONDITION, or out of any actual or alleged act, error or omission in PROFESSIONAL SERVICES, that was known by, or reported to, any RESPONSIBLE PERSON and not specifically reported, in writing, to the Company prior to:

(a) the beginning of the POLICY PERIOD; or

(b) the effective date of any endorsement issued by the Company adding to this Policy any:

(i) COVERED LOCATION not scheduled onto this Policy as of the first day of the POLICY PERIOD; or

(ii) CONTRACTING SERVICES not covered by this Policy as of the first day of the POLICY PERIOD; or

(iii) PROFESSIONAL SERVICES not covered by this Policy as of the first day of the POLICY PERIOD.

Any such POLLUTION CONDITION, or actual or alleged act, error or omission in PROFESSIONAL SERVICES, specifically reported, in writing, to the Company, which is not otherwise excluded under this Policy by endorsement, is deemed to be first discovered on the date the COVERED LOCATION, CONTRACTING SERVICES or PROFESSIONAL SERVICES, as applicable, were added to this Policy.

13. Lead-Based Paint
based upon or arising out of lead-based paint in, on, or applied to, any building or other structure.

This exclusion does not apply to:

(a) Coverages A.1., A.2., A.3., B, D, E; or

(b) with respect to Coverage C, lead-based paint in soil or in any watercourse or body of water including groundwater.

14. Material Change in Use
based upon or arising out of a change in the use of, or operations at, a COVERED LOCATION from the use or operations as of the date the COVERED LOCATION became insured by this Policy, if that change materially increases the likelihood or severity of a POLLUTION CONDITION or CLAIM.

15. Naturally Occurring Material(s)
based upon or arising out of the existence, required removal, or abatement, of any naturally occurring material(s).

This exclusion does not apply:

(a) where such substances are present at, or migrate from, a JOB SITE due to CONTRACTING SERVICES;

(b) where such substances are present at a COVERED LOCATION only because of human activities or processes;

(c) to silt and sediment that migrate from a JOB SITE because of CONTRACTING SERVICES;

(d) to MOLD MATTER; or

(e) to LOSS and related LEGAL EXPENSE because of radon.

16. New Pollution Conditions at Divested Property
based upon or arising out of a POLLUTION CONDITION on, at, under or migrating from a COVERED LOCATION, if the discharge, dispersal, release, seepage, migration or escape of those POLLUTANTS associated with such POLLUTION CONDITION first commenced after such COVERED LOCATION is sold, given away, or abandoned by the INSURED, or condemned.

17. Other Businesses
based upon or arising out of any INSURED's status, duties, or involvement as an officer, director, partner, member, participant, stockholder, employer or employee of any business or organization that is not stated in the Declarations or otherwise designated as or added to this Policy as an INSURED.

18. Prior Claims
based upon or arising out of any CLAIM reported under any insurance policy that was both: (i) in effect before the beginning of the POLICY PERIOD; and (ii) issued by an entity other than the Company.

19. Products Liability
based upon or arising out of goods or products:

(a) designed, manufactured, sold, handled, distributed, altered or repaired by the INSURED or by others trading under the INSURED's name, or by any DESIGN PROFESSIONAL, including any container thereof, any failure to warn, or any reliance upon a representation or warranty made at any time with respect thereto; or

(b) fabricated or installed by the INSURED or by any DESIGN PROFESSIONAL, unless a POLLUTION CONDITION arises from the fabrication or installation of such goods or products as part of CONTRACTING SERVICES.

This exclusion does not apply to such goods or products while they remain within the legal boundaries of a COVERED LOCATION.

20. Property Held for Others
based upon or arising out of damage to personal property that is warehoused or stored for a fee, by any person, organization or entity that is not an INSURED, in or about any building or structure at a COVERED LOCATION. This exclusion does not apply to REPLACEMENT COSTS.

21. Retroactive Date
based upon or arising out of:

(a) any POLLUTION CONDITION that first commenced prior to the Retroactive Date set forth in the Declarations or as otherwise applicable, including any further dispersal, migration or movement of that POLLUTION CONDITION on or after that date; or

(b) an actual or alleged act, error or omission in PROFESSIONAL SERVICES that first commenced prior to the Retroactive Date set forth in the Declarations or as otherwise applicable, including any continuous or related actual or alleged act(s), error(s) or omission(s) on or after that date.

22. Related Entities and/or Individuals
based upon or arising out of a CLAIM made by any person or entity:

(a) that wholly or partially owns an INSURED;

(b) in which an INSURED owns an interest in excess of twenty percent (20%);

(c) that is managed, operated or otherwise controlled by an INSURED; or

(d) in which an INSURED is a principal, officer or director.

23. Surety, Insurance or Bonding
based upon or arising out of obtaining, requiring, acquiring, or maintaining any form of surety, insurance or bond, or any failure to do any of those.

24. Underground Storage Tank(s)
based upon or arising out of the existence of any UNDERGROUND STORAGE TANK at a COVERED LOCATION. This exclusion does not apply to an UNDERGROUND STORAGE TANK:

(a) that is either closed, abandoned in place, or removed, in accordance with all applicable federal, state, or provincial regulations, prior to the inception date of this Policy; or

(b) that is endorsed to this Policy in the Underground Storage Tank Schedule, if any; or

(c) the existence of which is unknown by each and every RESPONSIBLE PERSON as of the inception date of this Policy.

25. Vehicles
based upon or arising out of the ownership, maintenance, use, operation, loading or unloading of any AUTOMOBILE, aircraft, watercraft, rolling stock or any other form of transportation, including any cargo carried thereby, beyond the legal boundaries of a JOB SITE or a COVERED LOCATION. This exclusion does not apply to Coverage E.

26. Wage and Wage Related Payments
based upon or arising out of the actual or alleged failure to pay, afford, or cause to be paid or afforded, to any person or entity, in whole or in part, any wages, earnings, compensation, merit pay, overtime pay, commissions, benefits or other remuneration, including but not limited to any such wages or benefits actually or allegedly due under any contract or pursuant to the Fair Labor Standards Act, the Davis-Bacon and Related Acts, Service Contract Act, Contract Work Hours and Safety Standards Act, Family Medical Leave Act, or any jurisdiction's prevailing wage act, labor laws or similar statutes.

27. Warranties
based upon or arising out of any:

(a) express warranty or guarantee; or

(b) cost guarantees, cost representations, or contract price estimates of probable costs or cost estimates being exceeded.

Subpart (a) of this exclusion does not apply to a warranty or guarantee by the INSURED that its CONTRACTING SERVICES or PROFESSIONAL SERVICES conform to generally accepted standards.

SECTION V. EXTENDED REPORTING PERIOD

The provisions of Section V. apply to any and all coverage provided by this Policy, or by any endorsement issued by the Company, that applies on a Claims Made and Reported basis. This Section V. does not apply to Coverage A.2.

A. Automatic Extended Reporting Period

In the event of the termination of this insurance before the expiration date shown in Item 2. of the Declarations, the INSURED shall be entitled to a ninety (90) day Automatic Extended Reporting Period for no additional premium. The Automatic Extended Reporting Period will only apply to:

1. a CLAIM first made against the INSURED during the POLICY PERIOD and reported to the Company, in writing, during the ninety (90) days immediately following the effective date of such termination. Any such CLAIM will be deemed to have been made on the last day of the POLICY PERIOD, provided the CLAIM is otherwise covered by this Policy;

2. a CLAIM first made by the INSURED against a DESIGN PROFESSIONAL during the POLICY PERIOD and reported to the Company, in writing, during the ninety (90) days immediately following the effective date of such termination. Any such CLAIM will be deemed to have been made on the last day of the POLICY PERIOD, provided the CLAIM is otherwise covered by this Policy; and

3. a CLAIM first made: (a) against the INSURED; or (b) by the INSURED against the DESIGN PROFESSIONAL and reported to the Company, in writing, during the ninety (90) days immediately following the effective date of such termination. Any such CLAIM will be deemed to have been made on the last day of the POLICY PERIOD, provided the CLAIM arises from:

(i) a POLLUTION CONDITION that is first discovered and reported to the Company, in writing, prior to such termination, and otherwise covered by this Policy; or

(ii) an actual or alleged act, error or omission in PROFESSIONAL SERVICES performed prior to the end of the POLICY PERIOD, and that is otherwise covered by this Policy.

The Automatic Extended Reporting Period does not apply where: (1) the Policy is terminated for fraud or non-payment of premium; or (2) the INSURED has purchased other insurance to replace the insurance provided under this Policy.

For the purposes of Section V.A. – Automatic Extended Reporting Period, under this Policy:

1. either cancellation or non-renewal shall be deemed to be a termination of this insurance; and

2. in the event of non-renewal, the expiration date shown in the Declarations shall be deemed the effective date of the termination.

B. Optional Extended Reporting Period

The FIRST NAMED INSURED shall be entitled to purchase an Optional Extended Reporting Period upon cancellation or non-renewal of the Policy, subject to the following terms and conditions:

The FIRST NAMED INSURED shall be entitled to purchase an Optional Extended Reporting Period upon payment of an additional premium of not more than 100% of the full Policy Premium.

The Optional Extended Reporting Period shall be effective for three (3) consecutive three-hundred and sixty-five (365) day periods commencing immediately following the effective date of cancellation or non-renewal. The FIRST NAMED INSURED must elect to purchase this Optional Extended Reporting Period, in writing, not later than thirty (30) days after expiration in the case of non-renewal or prior to cancellation in the case of cancellation. The Automatic Extended Reporting Period of ninety (90) days will be merged into this Optional Extended Reporting and is not in addition to it.

The Optional Extended Reporting Period will only apply to each CLAIM:

1. first made against the INSURED during the Optional Extended Reporting Period; or

2. by the INSURED against the DESIGN PROFESSIONAL,

but only by reason of:

(i) a POLLUTION CONDITION that is first discovered and reported to the Company, in writing, during the POLICY PERIOD and otherwise covered by this Policy; or

(ii) an actual or alleged act, error or omission in PROFESSIONAL SERVICES performed prior to the end of the POLICY PERIOD, and that is otherwise covered by this Policy.

The Optional Extended Reporting Period does not apply where: (1) the Policy is terminated for fraud or non-payment of premium; or (2) the INSURED has purchased other insurance to replace the insurance provided under this Policy.

For the purposes of Section V.B. – Optional Extended Reporting Period under this Policy:

1. either cancellation or non-renewal shall be deemed to be a termination of this insurance; and

2. in the event of non-renewal, the expiration date shown in the Declarations shall be deemed the effective date of the termination.

It is a condition precedent to the operation of the rights granted under Section V.B. that payment of the appropriate premium shall be made not later than thirty (30) days after expiration in the case of non-renewal or prior to cancellation in the case of cancellation.

For purposes of Section V., the Company's quotation of different Limits of Liability, Self-Insured Retentions, terms or conditions shall not be construed as either a termination of, or a decision not to renew, this Policy.

SECTION VI. LIMIT OF LIABILITY AND SELF-INSURED RETENTION

A. The Limits of Liability and Self-Insured Retention shown in the Declarations and the rules below fix the most the Company will pay regardless of the number of INSUREDs, COVERED LOCATIONs, CONTRACTING SERVICES, PROFESSIONAL SERVICES, POLLUTION CONDITIONs, CLAIMs made, or persons or organizations making a CLAIM.

B. For purposes of this Policy: (1) the same or related POLLUTION CONDITIONs at any one JOB SITE, or at any one COVERED LOCATION, shall be deemed a single POLLUTION CONDITION; and (2) all of a group or series of related or connected actual or alleged acts, errors and omissions in PROFESSIONAL SERVICES shall be deemed a single actual or alleged act, error or omission in PROFESSIONAL SERVICES.

C. This Policy will pay covered LOSS, CLEAN-UP COSTS, MITIGATION COSTS, LEGAL EXPENSE or any other coverages afforded under this Policy or any endorsements attached hereto only: (1) in excess of the applicable Self-Insured Retention Amount set forth in the Declarations; and (2) subject to the applicable Limit of Liability stated in the Declarations and the other terms and conditions of this Policy.

However, if a CLAIM is made against the INSURED by an entity with whom the INSURED has, prior to such CLAIM, entered into a written contract that requires a Self-Insured Retention that is less than the Self-Insured Retention Amount specified in the Declarations of this Policy, then the Self-Insured Retention applicable to such CLAIM shall be such lesser amount (hereinafter referred to as "the lesser Self-Insured Retention"). Under all such circumstances, the INSURED hereby agrees to promptly reimburse the Company for the difference between the lesser Self-Insured Retention amount specified on the evidence of insurance document and the Self-Insured Retention Amount specified in the Declarations to the extent the Company pays an amount on behalf of the INSURED in excess of the lesser Self-Insured Retention.

The Company's obligation to indemnify the INSURED for LOSS under Coverage A.3. of this Policy is subject to the applicable Limit of Liability stated in the Declarations and the other terms and conditions of this Policy. The Company's obligation to indemnify the INSURED for LOSS under Coverage A.3. does not begin until full payment of the REQUIRED INSURANCE has been made by the carrier issuing such coverage and the INSURED has paid the applicable Self-Insured Retention. However, if the full REQUIRED INSURANCE is not available due to the prior reduction or exhaustion of its limits of liability, then the Company's obligation to indemnify the INSURED shall attach in excess of any remaining REQUIRED INSURANCE. If the REQUIRED INSURANCE is not available because the policy was cancelled, for any reason, then the Company's obligation to indemnify the INSURED shall attach only in excess of the amount of REQUIRED INSURANCE set forth in the Declarations.

D. The Self-Insured Retention Amount is to be borne by the INSURED and is not to be insured unless the Company has expressed its prior consent, in writing, to the FIRST NAMED INSURED. If the same or related POLLUTION CONDITIONs or any one actual or alleged act, error or omission, or out of any one group or series of related or connected actual or alleged acts, errors and omissions, in PROFESSIONAL SERVICES, could result in coverage under more than one coverage section for which a limit is stated in the Declarations, or under any other coverage afforded under this Policy, only the single highest Self-Insured Retention amongst such applicable coverages shall apply to that POLLUTION CONDITION or actual or alleged act, error or omission in PROFESSIONAL SERVICES, as applicable.

The Company agrees that actual payments made to the DESIGN PROFESSIONAL by the carrier issuing the REQUIRED INSURANCE will erode the Self Insured-Retention Amount due under Coverage A.3. of this Policy, but only if such payments were made because of the same actual or alleged act, error or omission in PROFESSIONAL SERVICES performed by the DESIGN PROFESSIONAL for which coverage is afforded to an INSURED under this Policy.

If, as a result of MEDIATION, a CLAIM is successfully resolved, and the Self-Insured Retention Amount applicable to such CLAIM is $25,000 or greater, such Self-Insured Retention Amount will be reduced by 50%, subject to a maximum reduction of $25,000. This reduced Self-Insured Retention Amount will only apply to the resolved CLAIM.

E. Subject to Items H. and I. below, the Each POLLUTION CONDITION Limit set forth in the Declarations is the most the Company will pay for the sum of all LOSS, CLEAN-UP COSTS, and LEGAL EXPENSE under each coverage section stated in the Declarations, or under any other coverages afforded under this Policy, arising out of the same or related POLLUTION CONDITIONs.

F. Subject to Items H. and I. below, the Each Act, Error or Omission Limit set forth in the Declarations is the most the Company will pay for the sum of all LOSS and LEGAL EXPENSE under Coverages A.1. or A.3. arising out of any one actual or alleged act, error or omission, or out of any one group or series of related or connected actual or alleged acts, errors and omissions, in PROFESSIONAL SERVICES.

If any one actual or alleged act, error or omission, or any one group or series of related or connected actual or alleged acts, errors or omissions, in PROFESSIONAL SERVICES results in a CLAIM or LOSS under both Coverages A.1. and A.3., it shall be considered a single CLAIM or LOSS and shall be subject to one Each Act, Error or Omission Limit and one Self-Insured Retention. Only the single highest Self-Insured Retention amongst Coverages A.1. and A.3. shall apply to that actual or alleged act, error or omission in PROFESSIONAL SERVICES. In no event will the Company pay LOSS under both Coverages A.1. and A.3. that the Company deems, in its sole judgment, to be duplicative in nature.

G. Subject to Items H. and I. below, the Each Act, Error or Omission Limit stated in the Declarations is the most the Company will pay for all MITIGATION COSTS under Coverage A.2. arising out of any one actual act, error or omission, or out of any one group or series of related or connected actual acts, errors and omissions, in PROFESSIONAL SERVICES.

Further, in the event there is a CLAIM made against the INSURED under Coverage A.1.:

(a) that arises out of the same or related PROFESSIONAL SERVICES for which the INSURED has previously undertaken corrective measures in accordance with Coverage A.2.; and

(b) for which coverage is thereafter afforded under Coverage A.1. of this Policy,

then the INSURED's Self-Insured Retention obligation for such CLAIM shall be reduced to the extent of costs paid by the INSURED pursuant to its Self-Insured Retention obligation for Coverage A.2.

H. Subject to Item I. below, the Coverage Section Aggregate Limit set forth in the Declarations is the most the Company will pay for the sum of all LOSS, CLEAN-UP COSTS, MITIGATION COSTS and LEGAL EXPENSE under each coverage section stated in the Declarations, or under any other coverages afforded under this Policy.

I. The Company's total liability for the sum of all LOSS, CLEAN-UP COSTS, MITIGATION COSTS, LEGAL EXPENSE and any other coverage afforded under this Policy, shall not exceed the Policy Aggregate Limit of Liability as stated in the Declarations.

J. With regard to Coverages afforded under this Policy:

1. on a claims-made and reported basis, any LOSS, CLEAN-UP COSTS, LEGAL EXPENSE or any other coverages afforded under this Policy or any endorsements attached hereto, incurred and reported to the Company, in writing, over more than one policy period, and resulting from the same or related POLLUTION CONDITIONs, shall be considered a single POLLUTION CONDITION. The associated LOSS, CLEAN-UP COSTS, LEGAL EXPENSE or any other coverage afforded under this Policy or any endorsements attached thereto will be subject to the same Limit of Liability and Self-Insured Retention Amount(s) as indicated in the Policy in effect at the time the POLLUTION CONDITION was first reported to the Company, in writing.

2. on an occurrence basis, progressive, indivisible BODILY INJURY, PROPERTY DAMAGE or ENVIRONMENTAL DAMAGE that occurs over more than one policy period and results from the same or related POLLUTION CONDITIONs, shall be considered to have occurred only in the policy period in which the first exposure to the POLLUTION CONDITION takes place. If the date of that first exposure: (i) is prior to the beginning of the Policy Period of the first policy issued to the INSURED by the Company that contains coverage that is the same or substantially similar to that contained in Coverages afforded under this Policy on an occurrence basis; or (ii) cannot be determined, then such progressive, indivisible BODILY INJURY, PROPERTY DAMAGE or ENVIRONMENTAL DAMAGE shall be considered to have occurred only on the first day of the Policy Period of the first policy issued to that INSURED by the Company that contains coverage that is the same or substantially similar to that contained in Coverages afforded under this Policy on an occurrence basis.

K. Any LOSS, CLEAN-UP COSTS, MITIGATION COSTS, LEGAL EXPENSE or any other coverages afforded under this Policy, incurred and reported to the Company, in writing, over more than one POLICY PERIOD, and resulting from the same or related POLLUTION CONDITION, or out of any one group or series of related or connected actual or alleged acts, errors and omissions in PROFESSIONAL SERVICES, shall be considered a single POLLUTION CONDITION or a single actual or alleged act, error or omission in PROFESSIONAL SERVICES, respectively. The LOSS, CLEAN-UP COSTS, LEGAL EXPENSE or any other coverage afforded under this Policy will be subject to the same Limit of Liability and Self-Insured Retention Amount(s) in effect at the time the POLLUTION CONDITION, or actual or alleged act, error or omission in PROFESSIONAL SERVICES, as applicable, was first reported to the Company, in writing.

L. The Limits of Liability set forth in Item 3. of the Declarations are inclusive of LEGAL EXPENSE. An additional Limit for LEGAL EXPENSE will apply to all Coverages. However, this additional Limit is:

1. subject to the Self-Insured Retention set forth in Item 3. of the Declarations;

2. exclusively for LEGAL EXPENSE; and

3. limited to the lesser of: (a) 100% of the applicable Limits of Liability set forth in Item 3. of the Declarations; or (b) $5,000,000.

In the event a CLAIM is made against the INSURED for LOSS or CLEAN-UP COSTS, or a POLLUTION CONDITION is first discovered that results in LOSS or CLEAN-UP COSTS, the additional Limit for LEGAL EXPENSE will be applied first. After the additional Limit for LEGAL EXPENSE has been fully eroded, any other covered LEGAL EXPENSE will erode the applicable Limits of Liability shown in Item 3. of the Declarations.

Furthermore, the Policy Aggregate Limit of Liability set forth in Item 4. of the Declarations shall be increased by the lesser of 100% or $5,000,000. However, this increase to the Policy Aggregate Limit of Liability will only be available for the payment of LEGAL EXPENSE.

SECTION VII. REPORTING, DEFENSE, SETTLEMENT AND COOPERATION

A. As a condition precedent to the coverage hereunder, in the event a CLAIM is made against an INSURED for LOSS or CLEAN-UP COSTS, or a POLLUTION CONDITION is first discovered that results in a LOSS or CLEAN-UP COSTS, written or oral notice containing particulars sufficient to identify the INSURED and all reasonably obtainable information with respect to the time, place and circumstances thereof, and the names and addresses of the injured and of available witnesses, shall be given by or for the INSURED to the Company or any of its authorized agents as soon as practicable. In the event of oral notice, the INSURED agrees to furnish a written report as soon as practicable. The INSURED shall also forward to the Company every demand, notice, summons, order or other process received by the INSURED or the INSURED's representative as soon as practicable.

As a condition precedent to the coverage hereunder, in the event a CLAIM is made by the INSURED against the DESIGN PROFESSIONAL for any loss or damage which may be covered under this Policy, notice of such CLAIM shall be given by or for the INSURED to the Company or any of its authorized agents as soon thereafter as practicable.

B. No costs, charges or expenses shall be incurred, nor payments made, obligations assumed or remediation commenced, without the Company's consent which shall not be unreasonably withheld. This provision does not apply to:

1. EMERGENCY RESPONSE COSTS. But only if the INSURED: (i) reports, in writing, the applicable POLLUTION CONDITION to the Company and solicits the Company’s assistance in responding to such POLLUTION CONDITION no later than seven (7) days after the applicable emergency first commences; (ii) immediately provides to the Company, upon request, all information available to the INSURED related to such EMERGENCY RESPONSE COSTS, including but not limited to: a description of the actions taken, reports, sampling results, correspondence and invoices; and (iii) fully complies with terms of Section VII of this Policy.

The Company has no duty to pay EMERGENCY RESPONSE COSTS incurred more than seven (7) days after the applicable emergency first commences unless such EMERGENCY RESPONSE COSTS are consented to by the Company prior to being incurred by the INSURED; and

2. Public Relations Expenses - The reasonable and necessary costs and fees incurred by the FIRST NAMED INSURED (up to a maximum of $250,000 and subject to a Self-Insured Retention of $10,000 for each POLLUTION CONDITION) for the hiring of a public relations firm to minimize potential harm to the FIRST NAMED INSURED and to maintain and restore public confidence in the FIRST NAMED INSURED, including amounts for printing, advertising, and mailing of materials, and travel expenses by the FIRST NAMED INSURED's directors, officers, employees or agents or by employees of the public relations firm, but only if:

(a) such costs and fees arise directly from a POLLUTION CONDITION:

(i) that arises from covered CONTRACTING SERVICES;

(ii) that first commences at a JOB SITE during the POLICY PERIOD; and

(iii) for which coverage is not otherwise excluded under this Policy; and

(b) in the good-faith, reasonable opinion of the FIRST NAMED INSURED such POLLUTION CONDITION:

(i) poses an imminent, significant, and material health risk to the public or will result in imminent, significant, and material property damage to the JOB SITE; and

(ii) will result in significant and material adverse publicity to the FIRST NAMED INSURED.

Subject to: (a) the Company's pre-approval; (b) the Self-Insured Retention and maximum amount indicated above; and (c) the Company's agreement that both conditions 2(a) and (b) above have been fully satisfied, the Company may also consider paying other related reasonable and necessary expenses that are: (i) incurred by any person or entity that is not an INSURED, except for contractor or subcontractor engaged by the FIRST NAMED INSURED or otherwise performing covered CONTRACTING SERVICES; and (ii) not otherwise covered as EMERGENCY RESPONSE COSTS, including: psychological counseling, temporary living expenses, travel costs, and expenses to secure areas impacted by the POLLUTION CONDITION. Notwithstanding Section VI. LIMIT OF LIABILITY AND SELF-INSURED RETENTION, Item G., the costs and fees indicated in Item 2. above, as well as the other related expenses indicated in this paragraph, will not erode the applicable Limits of Liability.

It is a condition precedent to coverage for all costs and fees outlined in Item 2. above that the FIRST NAMED INSURED notify the Company of the POLLUTION CONDITION associated with such costs and fees no later than forty-eight (48) hours after the FIRST NAMED INSURED first becomes aware of such POLLUTION CONDITION.

The payment of costs and fees outlined above by the Company will not be determinative of the Company's obligations under this Policy, nor will it create any inference with regard to the Company's duty to defend or duty to indemnify any INSURED with regard to any CLAIM or POLLUTION CONDITION.

Under no circumstances will the Company pay for the hiring of a public relations firm to minimize the potential harm to, or to restore public confidence in, any contractor or subcontractor engaged by the FIRST NAMED INSURED or otherwise performing covered CONTRACTING SERVICES.

C. The Company shall have the right to designate legal counsel for the investigation, adjustment and defense of any CLAIM. The Company shall consult with the INSURED in conjunction with the selection of counsel. The Company has the right and duty to defend an INSURED against any CLAIM for LOSS or for CLEAN-UP COSTS. However, the Company will have no duty to defend the INSURED for LOSS or for CLEAN-UP COSTS to which this Policy does not apply.

Until the REQUIRED INSURANCE has been exhausted or determined by the DESIGN PROFESSIONAL's insurer to be unavailable due to an enforceable exclusion, the Company shall have the right, but not the duty, to participate with the INSURED and the DESIGN PROFESSIONAL in the investigation, settlement or defense of any claim, suit, or legal, equitable, administrative, or other proceeding that may involve this Policy or affect any of the Company's rights. The Company shall be given the opportunity to exercise any such right to participate completely and effectively. The INSURED shall do nothing to prejudice such right. If the Company exercises such right, it shall do so at its own expense. With regard to a CLAIM made by the INSURED against the DESIGN PROFESSIONAL, the Company may require that the INSURED's counsel in such matter meet certain minimum qualifications and maintain adequate errors and omissions insurance.

Under no circumstances will the Company either defend any DESIGN PROFESSIONAL or incur any expense associated with any DESIGN PROFESSIONAL's defense, including but not limited to any attorneys' fees or other charges or expenses incurred by or on behalf of the DESIGN PROFESSIONAL or its counsel in the investigation, adjustment, defense, or settlement of any CLAIM.

D. Once the applicable Limit of Liability has been exhausted, the Company shall not be obligated to defend or continue to defend any CLAIM or pay for any LOSS, CLEAN-UP COSTS or any other coverage afforded under this Policy.

E. The Company may, where allowable by law, appoint one counsel to defend all of the INSUREDs under this Policy on a joint defense basis.

F. In the event that the INSURED is entitled by law to select independent counsel (Cumis Counsel) to defend the INSURED at the Company's expense, that counsel's fees and all other litigation expenses charged to or paid by the Company shall be limited to the same rates that the Company would pay to counsel selected by the Company to defend a similar CLAIM in the location where the CLAIM arose or is being defended. The Company may require that such counsel meet certain minimum qualifications and maintain adequate errors and omissions insurance. The INSURED agrees that such counsel will timely respond to the Company's request for information.

G. The INSURED shall not admit liability or settle any CLAIM without the Company's consent. If the Company recommends a monetary settlement of a CLAIM acceptable to a claimant:

1. for an amount within the Self-Insured Retention Amount and the INSURED refuses such settlement, the Company shall not be liable for any LOSS, CLEAN-UP COSTS, LEGAL EXPENSE, or any other coverage afforded under this Policy or any endorsements attached hereto, in excess of the Self-Insured Retention Amount; or

2. for a total amount in excess of the Self-Insured Retention Amount and within the applicable Limits of Liability and the INSURED refuses such settlement, the Company's liability for LOSS, CLEAN-UP COSTS, LEGAL EXPENSE, or any other coverage afforded under this Policy, shall be limited to that portion of the sum of: (a) the recommended settlement; and (b) the costs, charges and expenses already incurred as of the date of the INSURED's refusal, which exceeds the Self-Insured Retention Amount and is within the Limit of Liability.

H. All INSUREDs shall cooperate with the Company and, upon the Company's request, shall submit to examination by a representative of the Company, under oath, and shall attend hearings, depositions, and trials and shall assist in effecting settlement, securing and giving evidence, obtaining the attendance of witnesses and in the conduct of suits, as well as in the investigation and defense, all without charge to the Company. All INSUREDs shall further cooperate with the Company and do whatever is necessary to secure and enforce any rights of indemnity, contribution or apportionment which the INSURED may have.

I. If, during the POLICY PERIOD, the INSURED first becomes aware of an actual or alleged act, error or omission in PROFESSIONAL SERVICES that first commenced on or after the Retroactive Date set forth in the Declarations, which the INSURED reasonably believes may result in a CLAIM (herein referred to as a "Circumstance"), then the INSURED may provide written notice to the Company, during the POLICY PERIOD, containing all of the information stated below. Any such Circumstance that subsequently becomes a CLAIM made against the INSURED and reported to the Company, in writing, shall be considered to have been first made and reported during the POLICY PERIOD and shall be subject to all of the terms and conditions of this Policy. It is a condition precedent to the coverage under this provision that such written notice to the Company of a Circumstance contain all of the following information:

1. details of the actual or alleged act, error or omission in PROFESSIONAL SERVICES, including the specific PROFESSIONAL SERVICES involved; and

2. the injury or damage that has taken place or may result; and

3. the date the actual or alleged act, error or omission in PROFESSIONAL SERVICES took place; and

4. the identity of the INSURED(s) who may be the subject of any subsequent CLAIM; and

5. the likely location of any subsequent CLAIM; and

6. the names and addresses of all known potential witnesses and claimants; and

7. details of how the INSURED became aware of the Circumstance.

The Company shall determine, in its sole discretion, whether an INSURED's written notice adequately supplies the information described in items 1. through 7. and satisfies the condition precedent. This provision I. applies only to Coverage A.1.

SECTION VIII. TRANSFER OF LEGAL DEFENSE DUTIES

A. If the Company believes that any of the applicable Limits of Liability stated in the Declarations has been or soon will be exhausted in defending a CLAIM, or that the Company has paid out or will soon pay out the Policy Aggregate Limit of Liability stated in the Declarations, the Company will so notify the FIRST NAMED INSURED, in writing, as soon as possible. The Company will advise that its duty to defend any CLAIM seeking damages subject to those limits has terminated, subject to payment of the limits, and that it will no longer handle the defense of any CLAIM for which notice is given after the date it sends out such notice. The Company will take prompt and appropriate steps to transfer control of any existing defense prior to exhaustion of the limits to the FIRST NAMED INSURED.

B. The Company will take appropriate steps necessary to defend the CLAIM during the transfer of the defense and avoid any unfavorable legal action provided that the INSURED cooperates in the transfer of the duties of the defense.

C. The Company's failure to comply with any of the provisions of Section VIII. shall in no way obligate the Company to defend or continue to defend any CLAIM, or to pay any LOSS, CLEAN-UP COSTS or other sum covered under this Policy, after exhaustion of an applicable Limit of Liability.

SECTION IX. CONDITIONS

A. **ACTION AGAINST COMPANY** - No action brought by an organization or entity, other than an INSURED, shall lie against the Company unless, as a condition precedent thereto, the INSURED has fully complied with all of the terms of this Policy and, the amount of the INSURED's obligation to pay shall have been finally determined either by judgment against the INSURED after actual trial or by written agreement of the INSURED, the claimant and the Company.

Any person, organization, entity, or the legal representative thereof, who has secured such judgment or written agreement shall thereafter be entitled to recover under this Policy to the extent of the insurance afforded by this Policy. No person or organization shall have any right under this Policy to join the Company as a party to any action against the INSURED to determine the INSURED's liability, nor shall the Company be impleaded by the INSURED or its legal representative.

B. **ASSIGNMENT** - This Policy shall be void as to the assignee or transferee, if assigned or transferred without written consent of the Company.

C. **BANKRUPTCY** - Bankruptcy or insolvency of the INSURED or of the INSURED's estate shall not relieve the Company of any of its obligations hereunder.

D. **CANCELLATION** - This Policy may be cancelled by the FIRST NAMED INSURED by surrender thereof to the Company or any of its authorized agents or by mailing, delivering, emailing, or faxing to the Company written notice stating when thereafter the cancellation shall be effective. In the event of cancellation by the FIRST NAMED INSURED, the return premium shall be computed in accordance with the customary short rate table and procedure after applying the minimum earned premium percentage stated in the Declarations. If a CLAIM is made, a POLLUTION CONDITION is discovered or coverage is otherwise afforded under this Policy, then the premium shall be considered fully earned by the Company and the INSURED is not entitled to a return premium upon cancellation.

However, the Company, upon written request of the FIRST NAMED INSURED, may waive or modify this fully earned premium provision provided that:

1. the INSURED withdraws the notification to the Company of such CLAIM or discovery of such POLLUTION CONDITION with prejudice;

2. the INSURED executes a written release in favor of the Company with regard to such CLAIM or discovery of such

POLLUTION CONDITION; and

3. the INSURED agrees, in writing, not to report any future CLAIM with regard to the same or related POLLUTION CONDITION, or act, error or omission in PROFESSIONAL SERVICES, to the Company during the POLICY PERIOD or, if applicable, the EXTENDED REPORTING PERIOD.

This Policy may be cancelled by the Company by mailing, delivering, emailing, or faxing to the FIRST NAMED INSURED at the address shown in the Declarations, written notice stating when not less than ninety (90) days (ten (10) days for non-payment of premium) thereafter such cancellation shall be effective. However, if the Policy is to be cancelled for non-payment of premium, and the total unpaid premium is received by the Company prior to the effective date of cancellation set forth in the notice, the Policy will not be cancelled. The mailing of notice as aforesaid shall be sufficient proof of notice. The time of surrender or the effective date and hour of cancellation stated in the notice shall become the end of the POLICY PERIOD. If the Company cancels, earned premium shall be computed pro rata. Premium adjustment may be made either at the time cancellation is affected or as soon as practicable after cancellation becomes effective, but payment or tender of unearned premium is not a condition of cancellation.

This Policy may be cancelled by the Company for the following reasons: (1) Non-payment of premium, or (2) Fraud or material misrepresentation on the part of the INSURED, such as can be proven in a court of law.

E. **CHANGES** - Notice to any agent or knowledge possessed by any agent or by any other person shall not effect a waiver or a change in any part of this Policy or estop the Company from asserting any right under the terms of this Policy. The terms of this Policy cannot be waived or changed, except by an endorsement issued by the Company to form a part of this Policy.

F. **CHOICE OF LAW** - All matters arising hereunder, including questions related to the validity, interpretation, performance and enforcement of this Policy, shall be determined in accordance with the law and practice of the State of New York (not including New York's choice of law rules).

G. **CONSENT** - Where the consent of the Company or the INSURED is required under this Policy, such consent shall not be unreasonably withheld, delayed, conditioned, or denied.

H. **DECLARATIONS AND REPRESENTATIONS** - By acceptance of this Policy, the INSURED agrees that the statements contained in the Declarations, the application and any other supplemental materials and information submitted in connection with the application or any amendments to the Policy during the POLICY PERIOD are the INSURED's declarations and representations, that they shall be deemed material, that this Policy is issued in reliance upon the truth of such declarations and representations and that this Policy embodies all agreements existing between the INSURED and the Company or any of its agents relating to this insurance.

I. **HEADINGS** - The descriptions in the headings of this Policy are solely for convenience and form no part of the Policy terms and conditions.

J. **INSPECTION AND AUDIT** - The Company shall be permitted, but not obligated, to inspect and monitor on a continuing basis the INSURED's property or operations and any JOB SITE and COVERED LOCATION, at any time. Neither the Company's right to make inspections and monitor, nor the actual undertaking thereof, nor any report thereon, shall constitute an undertaking, on behalf of the INSURED or others, to determine or warrant that property or operations are safe, healthful or conform to acceptable engineering practice or are in compliance with any law, rule or regulation. Access for the inspection and audit will be coordinated through the broker or agent of the FIRST NAMED INSURED.

K. **JURISDICTION AND VENUE** - It is agreed that in the event of the failure of the Company to pay any amount claimed to be due hereunder, the Company and the INSURED will submit to the jurisdiction of the State of New York and will comply with all the requirements necessary to give such court jurisdiction. Nothing in this clause constitutes or should be understood to constitute a waiver of the Company's right to remove an action to a United States District Court.

L. **MINIMUM EARNED PREMIUM** - Upon cancellation of this Policy, earned premium will be calculated using the appropriate pro-rata or short-rate method as outlined in Section IX. CONDITIONS, Item D. CANCELLATION. The amount of premium earned under this Policy will be the greater of:

1. the calculated pro-rata or short rate premium; or

2. the Minimum Earned Premium percentage set forth in Item 11. of the Declarations.

M. MITIGATION PLAN - It is a condition precedent to any coverage being afforded under Coverage A.1. of this Policy for any CLAIM because of an act, error or omission in PROFESSIONAL SERVICES for which the Company has previously afforded coverage to an INSURED under Coverage A.2., that the INSURED fully implement the written plan for correcting the purported act, error or omission as approved by the Company.

N. OTHER INSURANCE - Subject to Section VI. Limit of Liability and Self-Insured Retention, this insurance shall apply only in excess of the sum of the Self-Insured Retention amount stated in the Declarations and the applicable limits of any other valid and collectible insurance available to the INSURED, whether such other insurance is stated to be primary, pro rata, contributory, excess, contingent or otherwise, unless such other insurance is written only as specific excess insurance over the applicable Limits of Liability of this Policy.

O. SEVERABILITY - Except with respect to the Limits of Liability, Self-Insured Retention, Exclusion 10. ("Insured vs. Insured") and any rights and duties assigned in this Policy to the FIRST NAMED INSURED, this insurance applies as if each INSURED were the only INSURED and separately to each INSURED against whom a CLAIM is made. Any misrepresentation, act or omission that is in violation of a term, duty or condition under this Policy by one INSURED shall not by itself affect coverage for another INSURED under this Policy. This Condition O. shall not apply to an INSURED who is a parent, subsidiary or affiliate of the INSURED which committed the misrepresentation, act or omission referenced above.

P. SOLE AGENT - The FIRST NAMED INSURED stated in the Declarations shall act on behalf of all INSUREDs for the payment or return of premium, receipt and acceptance of any endorsement issued to form a part of this Policy, giving and receiving notice of cancellation or non-renewal, and the exercise of the rights provided under Section V., EXTENDED REPORTING PERIOD.

Q. SUBROGATION - If the INSURED has rights to recover, from another person or organization, all or any part of a payment the Company makes under this Policy, those rights are transferred to the Company. The INSURED shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights. The INSURED shall do nothing to prejudice such rights. Any monies recovered as a result of subrogation proceedings shall accrue first to the INSURED to the extent of any payments it made in excess of the limits of liability, then to the Company to the extent of its payment under the Policy, and then to the INSURED to the extent of its payment of the self-insured retention. Expenses incurred in such subrogation proceedings shall be apportioned amongst the INSURED and Company in the proportion that each interested party's share in the recovery bears to the total recovery.

However, the Company specifically waives any rights of recovery against any person or organization as required in a written contract that was fully executed prior to the commencement of the applicable CONTRACTING SERVICES or PROFESSIONAL SERVICES.

Endorsement No. 10

This endorsement, effective 12:01 a.m., 8/31/2025, forms a part of Policy No: <<policy number>> issued to Burling Builders, Inc By Great American E&S Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NON-CONTRIBUTORY COVERAGE FOR THE INSURED'S CLIENT – COVERAGE B ONLY

This endorsement modifies insurance provided under the following:

PROFESSIONAL AND CONTRACTING SERVICES ENVIRONMENTAL LIABILITY INSURANCE POLICY

The INSURED and the Company agree to the following Policy change(s):

The last paragraph of Section II. DEFINITIONS, Item Q. INSURED, is deleted in its entirety and replaced with the following:

Notwithstanding Section IX. CONDITIONS, Item N. OTHER INSURANCE, and only when required by such written contract, the coverage afforded under this Policy for any person or entity who is an INSURED solely by reason of subparagraph 6.A. of the Definition of INSURED will apply as primary and non-contributory as to any other valid and collectible insurance available to such INSURED.

All other terms and conditions remain the same.

TRAVELERS

WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) -

POLICY NUMBER: UB-B5084373-25-26-G

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS WAIVER.

DATE OF ISSUE: 8 -31- 2025

Bond No. 108481747

Document A312™ – 2010

Conforms with The American Institute of Architects AIA Document 312

Performance Bond

CONTRACTOR:
(Name, legal status and address)

Burling Builders, Inc.
44 W. 60th Street
Chicago, IL 60621

SURETY:
(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America

One Tower Square
Hartford, CT 06183
Mailing Address for Notices

1411 Opus Place, Ste. 450
Downers Grove, IL 60515

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Public Building Commission of Chicago
50 West Washington Street, Room 200
Chicago, IL 60602

CONSTRUCTION CONTRACT
Date: January 27, 2026

Amount: $ 23,869,115.00 Twenty Three Million Eight Hundred Sixty Nine Thousand One Hundred Fifteen Dollars and 00/100

Description:
(Name and location)
Design Build Services for DFSS Bronzeville Regional Senior Center - 4711-4755 South Calumet Avenue - Contract No. PS3102

BOND
Date: August 3, 2026
(Not earlier than Construction Contract Date)

Amount: $ 23,869,115.00 Twenty Three Million Eight Hundred Sixty Nine Thousand One Hundred Fifteen Dollars and 00/100

Modifications to this Bond: ☒ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL

Company: *(Corporate Seal)*
Burling Builders, Inc.

Signature: _____
Name and Title: JOSEPH R. TAZBETT V.P. OF OPERATIONS

SURETY

Company: *(Corporate Seal)*
Travelers Casualty and Surety Company of America

Signature: _____
Name and Title: James I. Moore
Attorney-in-Fact

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
HUB International Midwest Limited
1411 Opus Place, Ste. 450
Downers Grove, IL 60515
630-468-5600

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)
RADA Architects Ltd.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		SURETY	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature: _____		Signature: _____	
Name and Title:		Name and Title:	
Address		Address	

Bond No. 108481747

Document A312™ – 2010

Conforms with The American Institute of Architects AIA Document 312

Payment Bond

CONTRACTOR:
(Name, legal status and address)

Burling Builders, Inc.
44 W. 60th Street
Chicago, IL 60621

SURETY:
(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183
Mailing Address for Notices
1411 Opus Place, Ste. 450
Downers Grove, IL 60515

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Public Building Commission of Chicago
50 West Washington Street, Room 200
Chicago, IL 60602

CONSTRUCTION CONTRACT
Date: January 27, 2026

Amount: $ 23,869,115.00 Twenty Three Million Eight Hundred Sixty Nine Thousand One Hundred Fifteen Dollars and 00/100

Description:
(Name and location)
Design Build Services for DFSS Bronzeville Regional Senior Center - 4711-4755 South Calumet Avenue - Contract No. PS3102

BOND
Date: August 3, 2026
(Not earlier than Construction Contract Date)

Amount: $ 23,869,115.00 Twenty Three Million Eight Hundred Sixty Nine Thousand One Hundred Fifteen Dollars and 00/100

Modifications to this Bond: [X] None [ ] See Section 18

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*

Burling Builders, Inc.

Signature: _____
Name and Title: JOSEPH R. TAZZETT V. P. OF OPERATIONS

SURETY
Company: *(Corporate Seal)*

Travelers Casualty and Surety Company of America

Signature: _____
Name and Title: James I. Moore, Attorney-in-Fact

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
HUB International Midwest Limited
1411 Opus Place, Ste. 450
Downers Grove, IL 60515
630-468-5600

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

RADA Architects Ltd.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

.1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and

.2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- **.1** the name of the Claimant;
- **.2** the name of the person for whom the labor was done, or materials or equipment furnished;
- **.3** a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- **.4** a brief description of the labor, materials or equipment furnished;
- **.5** the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- **.6** the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- **.7** the total amount of previous payments received by the Claimant; and
- **.8** the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature: _____		Signature: _____	
Name and Title:		Name and Title:	
Address		Address	

State of Illinois }
} ss.
County of DuPage }

On August 3, 2026 before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Travelers Casualty and Surety Company of America the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

OFFICIAL SEAL
SHERRY L BACSKAI
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 977639
My Commission Expires September 08, 2027

My Commission Expires 09/08/2027

Sherry L Bacskai, Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint James I. Moore of Downers Grove , IL , their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **13th** day of **May, 2026.**

SEAL SEAL SEAL SEAL

State of Connecticut

City of Hartford **ss.**

By: _____
Bryce Grissom, Senior Vice President

On this the **13th** day of **May, 2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **31st** day of **March, 2031**

MARIE E. SORENSEN NOTARY PUBLIC CONNECTICUT

_____
Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 3rd day of August , 2026 .

SEAL SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

EXHIBIT #6

Design Build Schedule (to be revised as approved by the Commission)

(Remainder of Page Intentionally Left Blank)

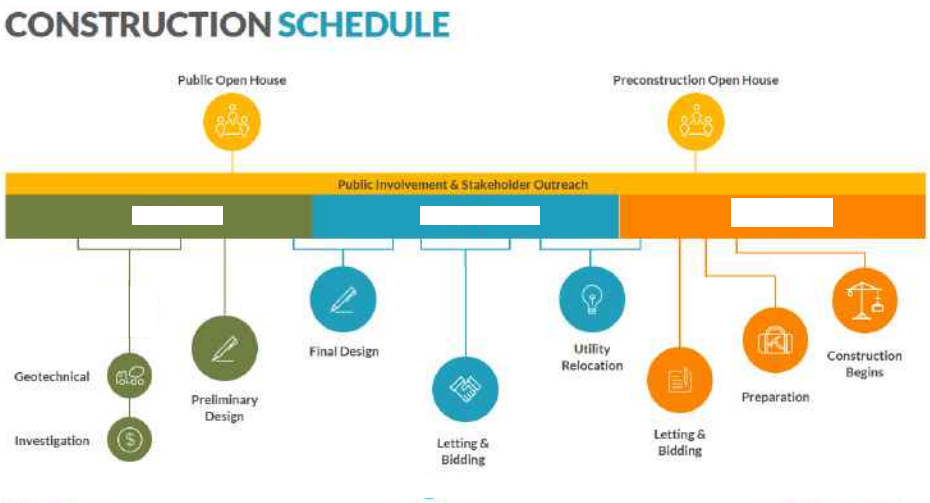
DESIGN AND CONSTRUCTION SCHEDULE

SCHEDULE NARRATIVE

Our design-build schedule is designed for speedy delivery with meticulous design development, identifying construction activities and long lead items, considering possibly delays ahead of time and while keeping the goals of the owner and end users in mind.

Our schedule follows these core phases: Discovery, defining project goals; Design (Schematic, Development, Construction Docs) for detailed plans; Pre-Construction Planning (permits, estimating); Construction (building); and Post-Construction/Closeout.

In development of the schedule, we include the owner, consultants, project team, designer, and major trade subcontractors to bring together a comprehensive well thought out schedule that ensures your project will be delivered at the desired date.



CAPABILITIES

Our team encompasses design and construction experienced professionals, the systems in place, and trade coverage to deliver within the required schedule and Guaranteed Maximum Price. Our schedule final schedule will in depth, consider all activities and will be developed with the owners schedule requirements in mind.

We don't fit your project into our schedull, we shape the schedule to your milestones, with accountability, early procurement, and contingency where it counts.

BURLING Future Firm

SCHEDULING AND CONSTRUCTION SEQUENCING APPROACH

Step 1: Define Project Milestones and Constraints
Establish the project's critical milestones based on the Owner's target completion date, including design phases, permitting deadlines, procurement periods, construction activities, and occupancy. Identify constraints related to site access, Owner operations, and key stakeholder events.

Step 2: Develop Detailed Master Schedule
Create an integrated master schedule using industry-leading software that incorporates design, permitting, procurement, construction, and commissioning activities. This schedule will be aligned with the Owner to ensure all expectations are realistic and achievable.

Step 3: Phased Construction Sequencing
Organize construction activities into logical, efficient phases to minimize disruption to ongoing Owner operations and surrounding stakeholders. Optimize site logistics, access, and staging areas to maintain safety and continuity of services.

Step 4: Regulatory and Stakeholder Approvals
Proactively identify all required permits, approvals, and regulatory milestones early. Collaborate closely with local agencies and the Village's planning and building departments to streamline submittals and expedite reviews. Schedule periodic check-ins to track approval status and adjust design or construction sequencing as needed to avoid delays.

Step 5: Continuous Schedule Monitoring and Updates
Implement a robust schedule monitoring system with regular progress tracking, forecasting, and updating. Hold weekly coordination meetings with the Owner and key stakeholders to communicate status, forewarn of potential delays, and collaboratively develop mitigation strategies.

CHALLENGES & SOLUTIONS - MITIGATION STRATEGIES IN SCHEDULING

Permitting and Regulatory Delays - Our team will engage regulatory agencies early and maintain consistent communication. Submit complete, coordinated permit packages and address issues promptly to minimize review time.

Unforeseen Site Conditions or Material Delays - Inclusion of schedule contingencies based on known risks. Maintain strong supplier and subcontractor relationships to ensure material availability. Employ flexible scheduling to adjust sequencing dynamically.

Challenge: Stakeholder Coordination Among Multiple Parties - Foster early and ongoing stakeholder engagement with clear communication channels. Integrate stakeholder meeting schedules with project milestones to align expectations and decision-making timelines.

Winter Conditions - Winter weather poses a significant scheduling challenge due to potential delays and safety concerns. Burling + Future Firm will plan key outdoor work during warmer months, incorporate schedule contingencies for winter impacts, and use protective methods like temporary enclosures to maintain progress, ensuring the project stays on track despite seasonal conditions.

TOOLS AND METHODOLOGY FOR SEQUENCING, COORDINATION, AND SCHEDULING

TOOLS FOR OPTIMAL SEQUENCING AND COORDINATION

The Burling + Future Firm team employs integrated project management software such as Procore to develop optimal sequencing and coordination of the work. These tools streamline scheduling, document management, communication, and workflow tracking, enabling all team members—including consultants, subcontractors, and the Owner—to stay informed and aligned. Through centralized data and real-time updates, the design-builder can efficiently monitor progress, identify potential conflicts early, and adjust sequencing as needed to maintain project momentum. This structured approach enhances collaboration, reduces delays, and ensures smooth execution throughout the construction process.

BUILDING INFORMATION MODELING (BIM)

Burling + Future Firm leverages BIM as a cornerstone tool for optimizing project sequencing and coordination. Through 3D and 4D BIM models, we visualize construction sequences in relation to time, allowing the team to identify potential conflicts, streamline workflows, and optimize site logistics before work begins. The BIM models facilitate collaboration among architects, engineers, contractors, and subcontractors by providing a shared, detailed digital representation of the project that improves accuracy, minimizes rework, and enhances coordination of trades on site.

TOOLS AND METHODOLOGY FOR BASELINE SCHEDULE DEVELOPMENT

We create the baseline schedule using advanced scheduling software like Microsoft Project or Primavera P6. The schedule incorporates detailed activities with logical sequencing, dependencies, and milestones established collaboratively with the Owner and stakeholders.

DURATIONS, SEQUENCING, AND LOGIC

Activity durations are developed based on historical data, input from specialty contractors, and labor availability. Sequence logic reflects critical path methodology to identify tasks that directly affect the project completion date. The schedule includes buffers for critical approval and permitting milestones.

SKILLED LABOR AVAILABILITY AND MANPOWER PROJECTIONS

We coordinate closely with trade partners and subcontractors to assess labor pool availability and skill levels. Manpower projections are integrated into the schedule allowing resource-driven planning that ensures labor demands align with activity timing. This facilitates efficient crew mobilization and adjustments as needed to stay on schedule.

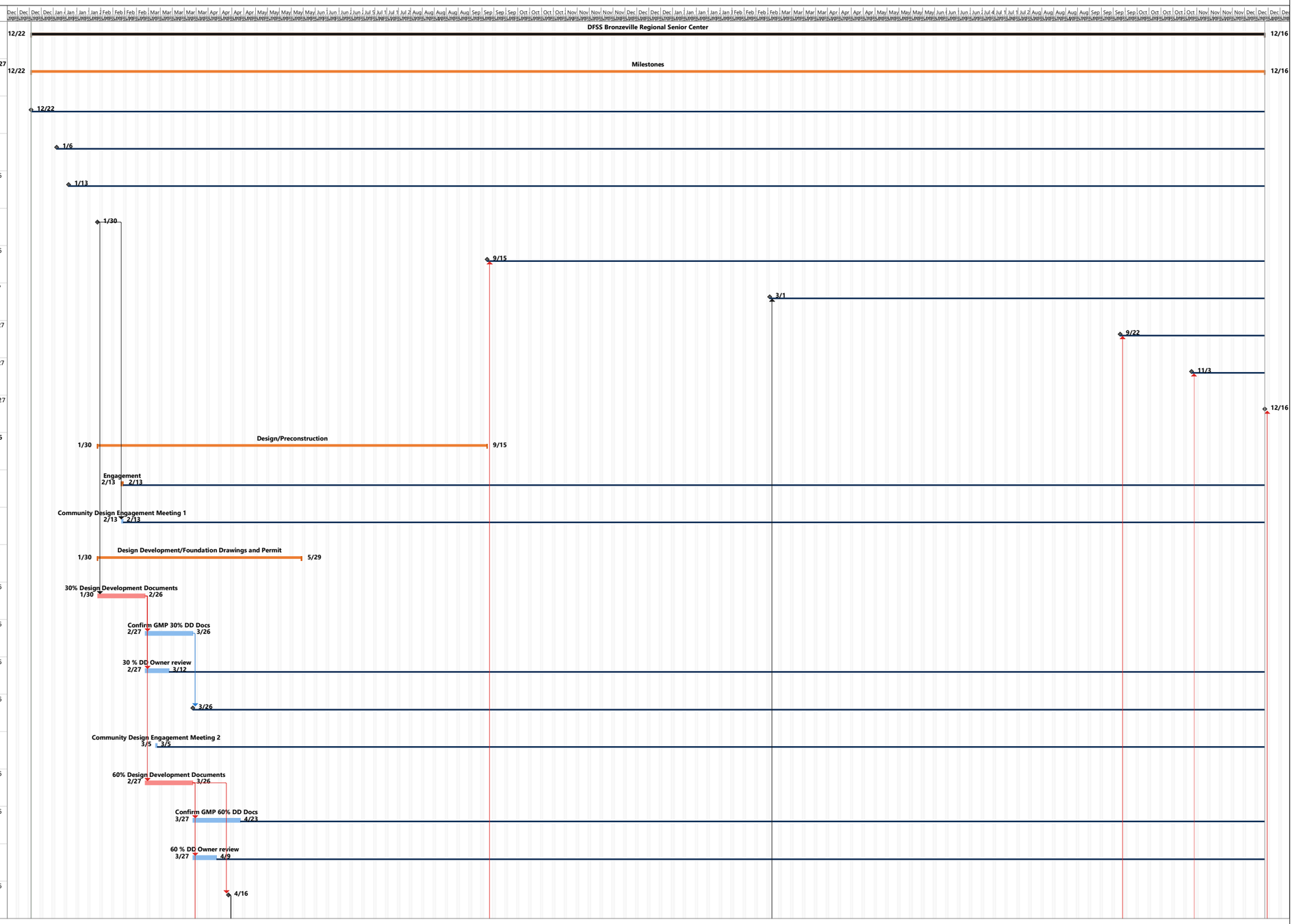
SCHEDULE VALIDATION AND UPDATES

The baseline schedule is reviewed and approved by the project team and Owner before implementation. Progress is tracked regularly, with updates reflecting actual accomplishments and forecasted adjustments. This dynamic process enables early identification and mitigation of potential delays.

BURLING

DFSS Bronzeville Regional Senior Center
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
0		**DFSS Bronzeville Regional Senior Center**	**507 days**	**Mon 12/22/25**	**Thu 12/16/27**
1		**Milestones**	**507 days**	**Mon 12/22/25**	**Thu 12/16/27**
2		RFP Submission	0 days	Mon 12/22/25	Mon 12/22/25
3		Interview	0 days	Tue 1/6/26	Tue 1/6/26
4		Award	0 days	Tue 1/13/26	Tue 1/13/26
5		Noice to Proceed	0 days	Fri 1/30/26	Fri 1/30/26
6		Obtain Permit	0 days	Tue 9/15/26	Tue 9/15/26
7		ComEd Permeant Power	0 days	Mon 3/1/27	Mon 3/1/27
8		Substantial Completion	0 days	Wed 9/22/27	Wed 9/22/27
9		Final Completion	0 days	Wed 11/3/27	Wed 11/3/27
10		Open to the Public and Use	0 days	Thu 12/16/27	Thu 12/16/27
11		**Design/Preconstruction**	**160 days**	**Fri 1/30/26**	**Tue 9/15/26**
12		**Engagement**	**1 day**	**Fri 2/13/26**	**Fri 2/13/26**
13		Community Design Engagement Meeting 1	1 day	Fri 2/13/26	Fri 2/13/26
14		**Design Development/Foundation Drawings and Permit**	**85 days**	**Fri 1/30/26**	**Fri 5/29/26**
15		30% Design Development Documents	20 days	Fri 1/30/26	Thu 2/26/26
16		Confirm GMP 30% DD Docs	20 days	Fri 2/27/26	Thu 3/26/26
17		30 % DD Owner review	10 days	Fri 2/27/26	Thu 3/12/26
18		Provide Target Estimate	0 days	Thu 3/26/26	Thu 3/26/26
19		Community Design Engagement Meeting 2	1 day	Thu 3/5/26	Thu 3/5/26
20		60% Design Development Documents	20 days	Fri 2/27/26	Thu 3/26/26
21		Confirm GMP 60% DD Docs	20 days	Fri 3/27/26	Thu 4/23/26
22		60 % DD Owner review	10 days	Fri 3/27/26	Thu 4/9/26
23		Submit Foundation Drawings for Permit	0 days	Thu 4/16/26	Thu 4/16/26



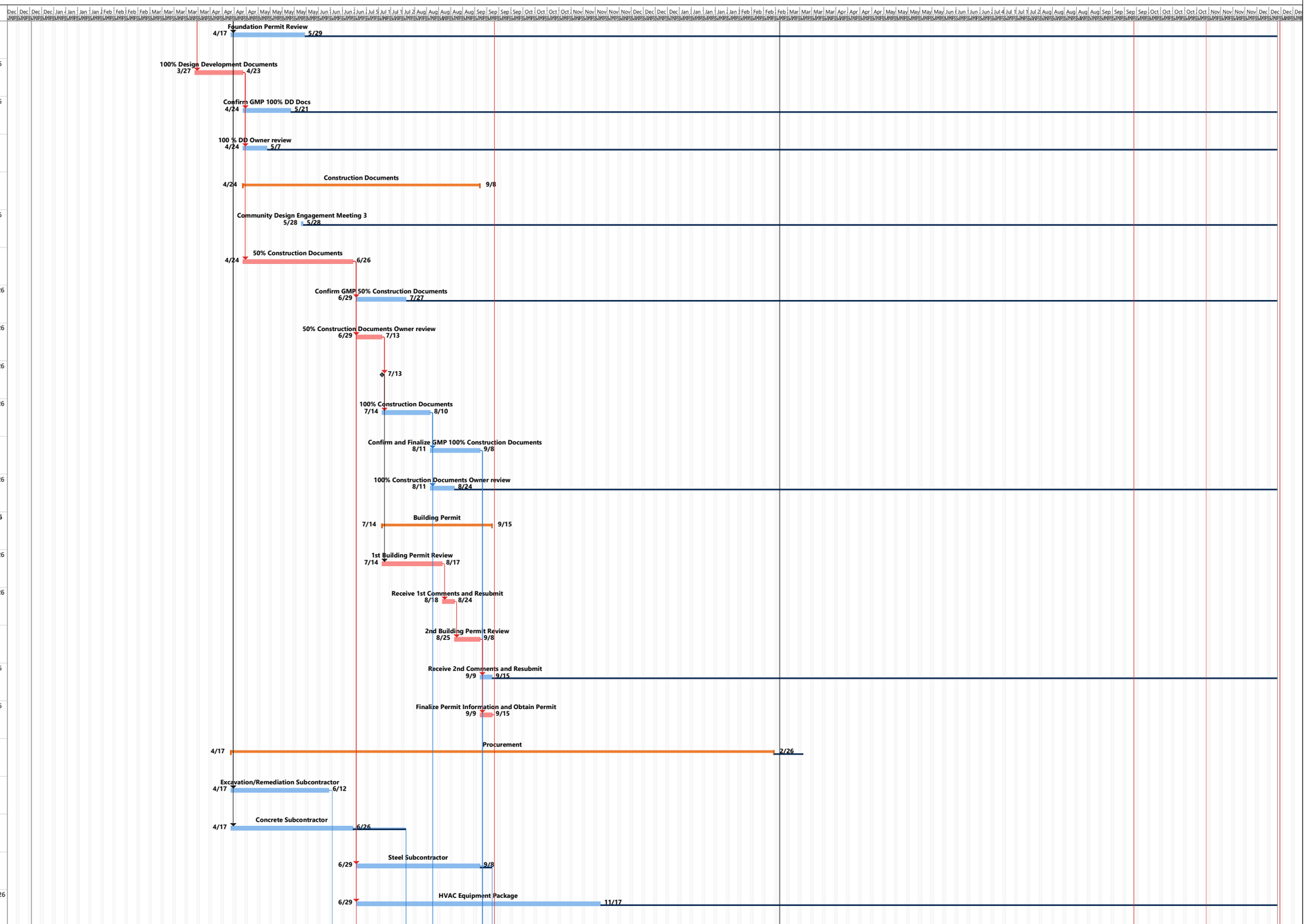
Project: DFSS Bronzeville Regio
Date: Mon 12/22/25

Task | Milestone | Project Summary | Inactive Milestone | Manual Task | Manual Summary Rollup | Start-only | External Tasks | Deadline | Critical Split | Manual Progress
Split | Summary | Inactive Task | Inactive Summary | Duration-only | Manual Summary | Finish-only | External Milestone | Critical | Progress | Slack

BURLING

DFSS Bronzeville Regional Senior Center
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
24		Foundation Permit Review	30 days	Fri 4/17/26	Fri 5/29/26
25		100% Design Development Documents	20 days	Fri 3/27/26	Thu 4/23/26
26		Confirm GMP 100% DD Docs	20 days	Fri 4/24/26	Thu 5/21/26
27		100 % DD Owner review	10 days	Fri 4/24/26	Thu 5/7/26
28		**Construction Documents**	**95 days**	**Fri 4/24/26**	**Tue 9/8/26**
29		Community Design Engagement Meeting 3	1 day	Thu 5/28/26	Thu 5/28/26
30		50% Construction Documents	45 days	Fri 4/24/26	Fri 6/26/26
31		Confirm GMP 50% Construction Documents	20 days	Mon 6/29/26	Mon 7/27/26
32		50% Construction Documents Owner review	10 days	Mon 6/29/26	Mon 7/13/26
33		Submit for Permit	0 days	Mon 7/13/26	Mon 7/13/26
34		100% Construction Documents	20 days	Tue 7/14/26	Mon 8/10/26
35		Confirm and Finalize GMP 100% Construction Documents	20 days	Tue 8/11/26	Tue 9/8/26
36		100% Construction Documents Owner review	10 days	Tue 8/11/26	Mon 8/24/26
37		**Building Permit**	**45 days**	**Tue 7/14/26**	**Tue 9/15/26**
38		1st Building Permit Review	25 days	Tue 7/14/26	Mon 8/17/26
39		Receive 1st Comments and Resubmit	5 days	Tue 8/18/26	Mon 8/24/26
40		2nd Building Permit Review	10 days	Tue 8/25/26	Tue 9/8/26
41		Receive 2nd Comments and Resubmit	5 days	Wed 9/9/26	Tue 9/15/26
42		Finalize Permit Information and Obtain Permit	5 days	Wed 9/9/26	Tue 9/15/26
43		**Procurement**	**220 days**	**Fri 4/17/26**	**Fri 2/26/27**
44		Excavation/Remediation Subcontractor	40 days	Fri 4/17/26	Fri 6/12/26
45		Concrete Subcontractor	50 days	Fri 4/17/26	Fri 6/26/26
46		Steel Subcontractor	50 days	Mon 6/29/26	Tue 9/8/26
47		HVAC Equipment Package	100 days	Mon 6/29/26	Tue 11/17/26



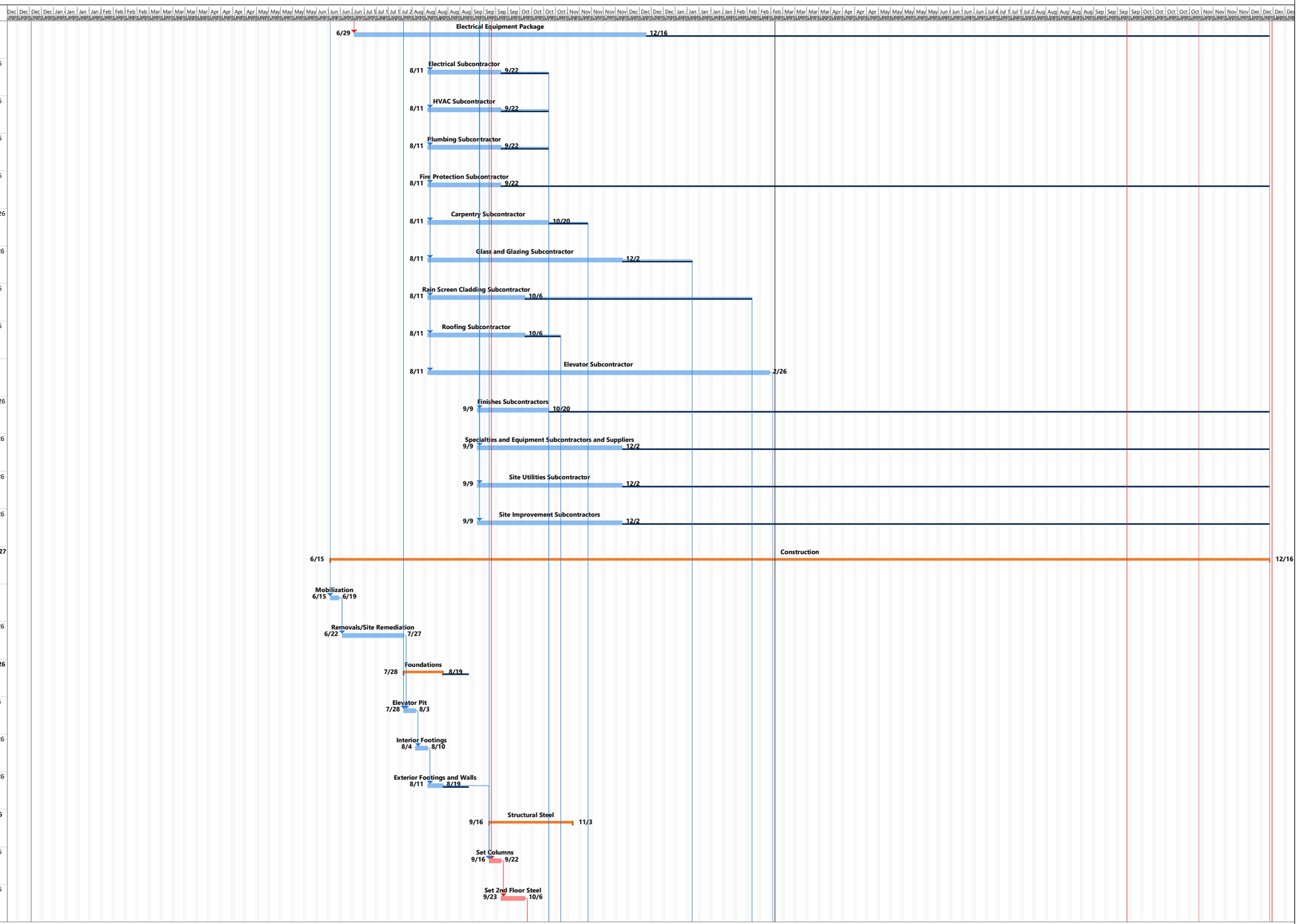
Project: DFSS Bronzeville Regio
Date: Mon 12/22/25

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Critical | Critical Split | Progress | Manual Progress | Slack

BURLING

DFSS Bronzeville Regional Senior Center
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
48		Electrical Equipment Package	120 days	Mon 6/29/26	Wed 12/16/26
49		Electrical Subcontractor	30 days	Tue 8/11/26	Tue 9/22/26
50		HVAC Subcontractor	30 days	Tue 8/11/26	Tue 9/22/26
51		Plumbing Subcontractor	30 days	Tue 8/11/26	Tue 9/22/26
52		Fire Protection Subcontractor	30 days	Tue 8/11/26	Tue 9/22/26
53		Carpentry Subcontractor	50 days	Tue 8/11/26	Tue 10/20/26
54		Glass and Glazing Subcontractor	80 days	Tue 8/11/26	Wed 12/2/26
55		Rain Screen Cladding Subcontractor	40 days	Tue 8/11/26	Tue 10/6/26
56		Roofing Subcontractor	40 days	Tue 8/11/26	Tue 10/6/26
57		Elevator Subcontractor	140 days	Tue 8/11/26	Fri 2/26/27
58		Finishes Subcontractors	30 days	Wed 9/9/26	Tue 10/20/26
59		Specialties and Equipment Subcontractors and Suppliers	60 days	Wed 9/9/26	Wed 12/2/26
60		Site Utilities Subcontractor	60 days	Wed 9/9/26	Wed 12/2/26
61		Site Improvement Subcontractors	60 days	Wed 9/9/26	Wed 12/2/26
62		**Construction**	**385 days**	**Mon 6/15/26**	**Thu 12/16/27**
63		Mobilization	5 days	Mon 6/15/26	Fri 6/19/26
64		Removals/Site Remediation	25 days	Mon 6/22/26	Mon 7/27/26
65		**Foundations**	**17 days**	**Tue 7/28/26**	**Wed 8/19/26**
66		Elevator Pit	5 days	Tue 7/28/26	Mon 8/3/26
67		Interior Footings	5 days	Tue 8/4/26	Mon 8/10/26
68		Exterior Footings and Walls	7 days	Tue 8/11/26	Wed 8/19/26
69		**Structural Steel**	**35 days**	**Wed 9/16/26**	**Tue 11/3/26**
70		Set Columns	5 days	Wed 9/16/26	Tue 9/22/26
71		Set 2nd Floor Steel	10 days	Wed 9/23/26	Tue 10/6/26



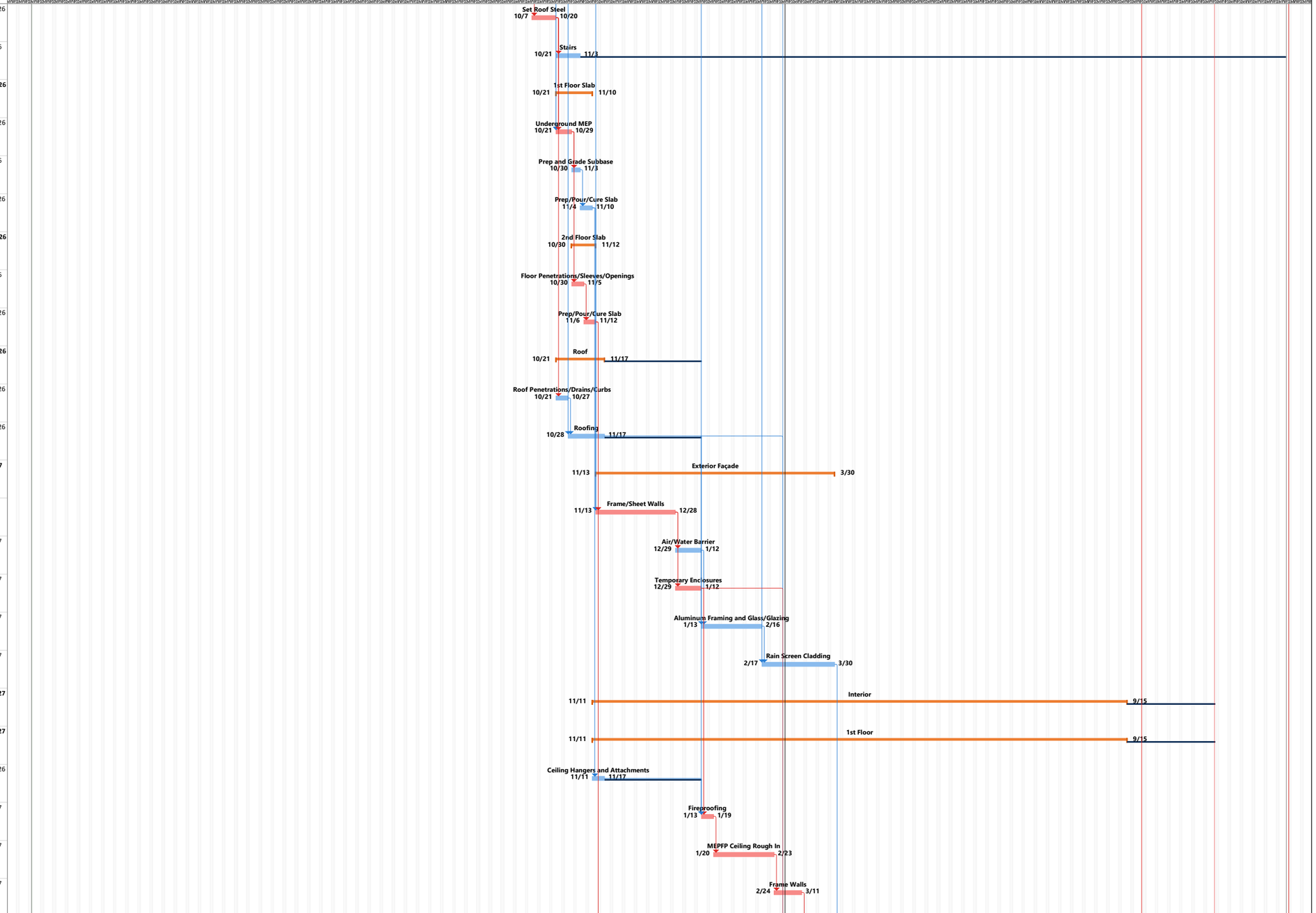
Project: DFSS Bronzeville Regio
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BURLING

DFSS Bronzeville Regional Senior Center
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
72		Set Roof Steel	10 days	Wed 10/7/26	Tue 10/20/26
73		Stairs	10 days	Wed 10/21/26	Tue 11/3/26
74		**1st Floor Slab**	**15 days**	**Wed 10/21/26**	**Tue 11/10/26**
75		Underground MEP	7 days	Wed 10/21/26	Thu 10/29/26
76		Prep and Grade Subbase	3 days	Fri 10/30/26	Tue 11/3/26
77		Prep/Pour/Cure Slab	5 days	Wed 11/4/26	Tue 11/10/26
78		**2nd Floor Slab**	**10 days**	**Fri 10/30/26**	**Thu 11/12/26**
79		Floor Penetrations/Sleeves/Openings	5 days	Fri 10/30/26	Thu 11/5/26
80		Prep/Pour/Cure Slab	5 days	Fri 11/6/26	Thu 11/12/26
81		**Roof**	**20 days**	**Wed 10/21/26**	**Tue 11/17/26**
82		Roof Penetrations/Drains/Curbs	5 days	Wed 10/21/26	Tue 10/27/26
83		Roofing	15 days	Wed 10/28/26	Tue 11/17/26
84		**Exterior Façade**	**95 days**	**Fri 11/13/26**	**Tue 3/30/27**
85		Frame/Sheet Walls	30 days	Fri 11/13/26	Mon 12/28/26
86		Air/Water Barrier	10 days	Tue 12/29/26	Tue 1/12/27
87		Temporary Enclosures	10 days	Tue 12/29/26	Tue 1/12/27
88		Aluminum Framing and Glass/Glazing	25 days	Wed 1/13/27	Tue 2/16/27
89		Rain Screen Cladding	30 days	Wed 2/17/27	Tue 3/30/27
90		**Interior**	**215 days**	**Wed 11/11/26**	**Wed 9/15/27**
91		**1st Floor**	**215 days**	**Wed 11/11/26**	**Wed 9/15/27**
92		Ceiling Hangers and Attachments	5 days	Wed 11/11/26	Tue 11/17/26
93		Fireproofing	5 days	Wed 1/13/27	Tue 1/19/27
94		MEPFP Ceiling Rough In	25 days	Wed 1/20/27	Tue 2/23/27
95		Frame Walls	12 days	Wed 2/24/27	Thu 3/11/27



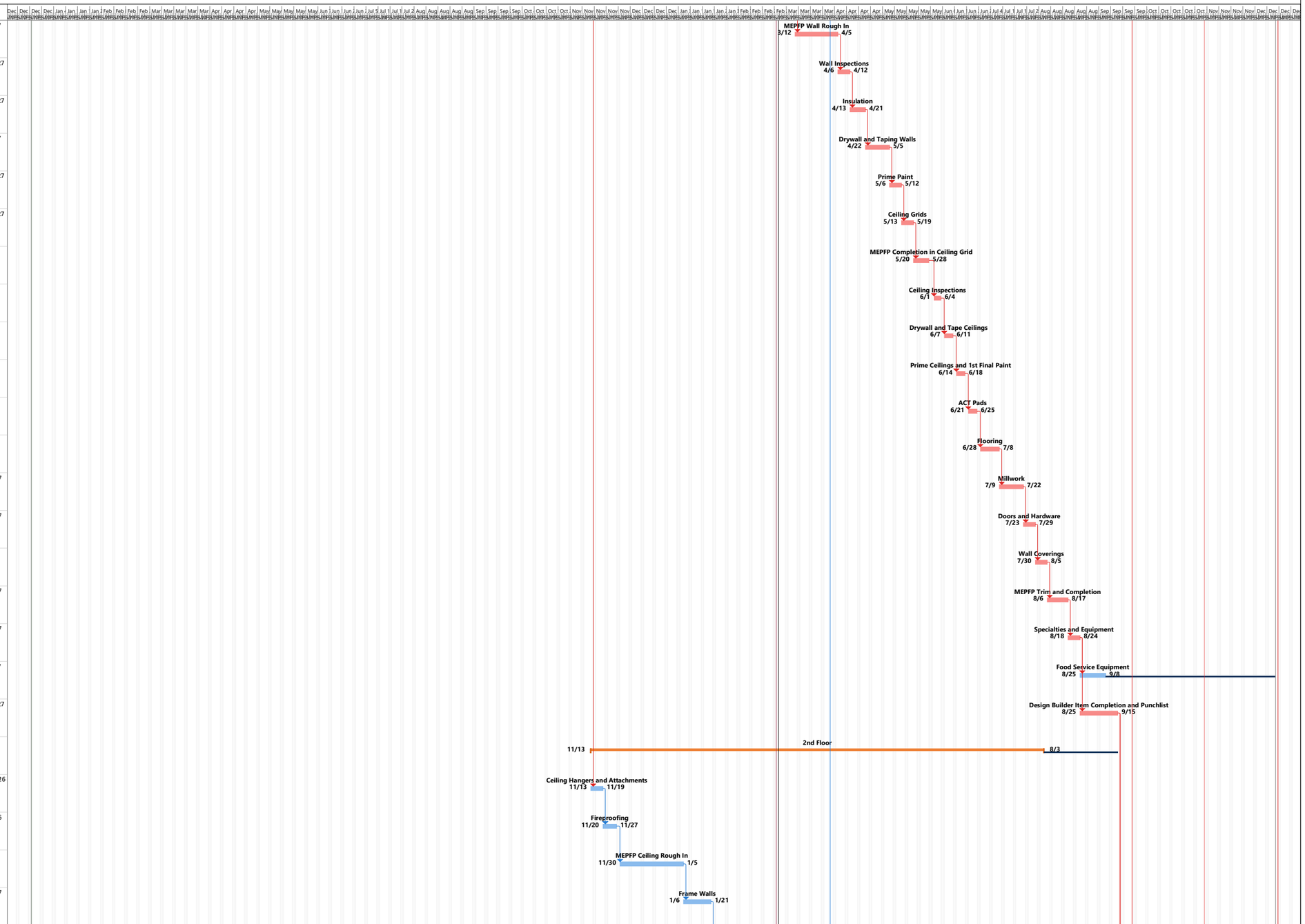
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Split | Summary | Inactive Task | Inactive Summary | Duration-only | Manual Summary | Finish-only | External Milestone | Critical | Progress | Slack

BURLING

DFSS Bronzeville Regional Senior Center
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
96		MEPFP Wall Rough In	17 days	Fri 3/12/27	Mon 4/5/27
97		Wall Inspections	5 days	Tue 4/6/27	Mon 4/12/27
98		Insulation	7 days	Tue 4/13/27	Wed 4/21/27
99		Drywall and Taping Walls	10 days	Thu 4/22/27	Wed 5/5/27
100		Prime Paint	5 days	Thu 5/6/27	Wed 5/12/27
101		Ceiling Grids	5 days	Thu 5/13/27	Wed 5/19/27
102		MEPFP Completion in Ceiling Grid	7 days	Thu 5/20/27	Fri 5/28/27
103		Ceiling Inspections	4 days	Tue 6/1/27	Fri 6/4/27
104		Drywall and Tape Ceilings	5 days	Mon 6/7/27	Fri 6/11/27
105		Prime Ceilings and 1st Final Paint	5 days	Mon 6/14/27	Fri 6/18/27
106		ACT Pads	5 days	Mon 6/21/27	Fri 6/25/27
107		Flooring	8 days	Mon 6/28/27	Thu 7/8/27
108		Millwork	10 days	Fri 7/9/27	Thu 7/22/27
109		Doors and Hardware	5 days	Fri 7/23/27	Thu 7/29/27
110		Wall Coverings	5 days	Fri 7/30/27	Thu 8/5/27
111		MEPFP Trim and Completion	8 days	Fri 8/6/27	Tue 8/17/27
112		Specialties and Equipment	5 days	Wed 8/18/27	Tue 8/24/27
113		Food Service Equipment	10 days	Wed 8/25/27	Wed 9/8/27
114		Design Builder Item Completion and Punchlist	15 days	Wed 8/25/27	Wed 9/15/27
115		**2nd Floor**	**183 days**	**Fri 11/13/26**	**Tue 8/3/27**
116		Ceiling Hangers and Attachments	5 days	Fri 11/13/26	Thu 11/19/26
117		Fireproofing	5 days	Fri 11/20/26	Fri 11/27/26
118		MEPFP Ceiling Rough In	25 days	Mon 11/30/26	Tue 1/5/27
119		Frame Walls	12 days	Wed 1/6/27	Thu 1/21/27



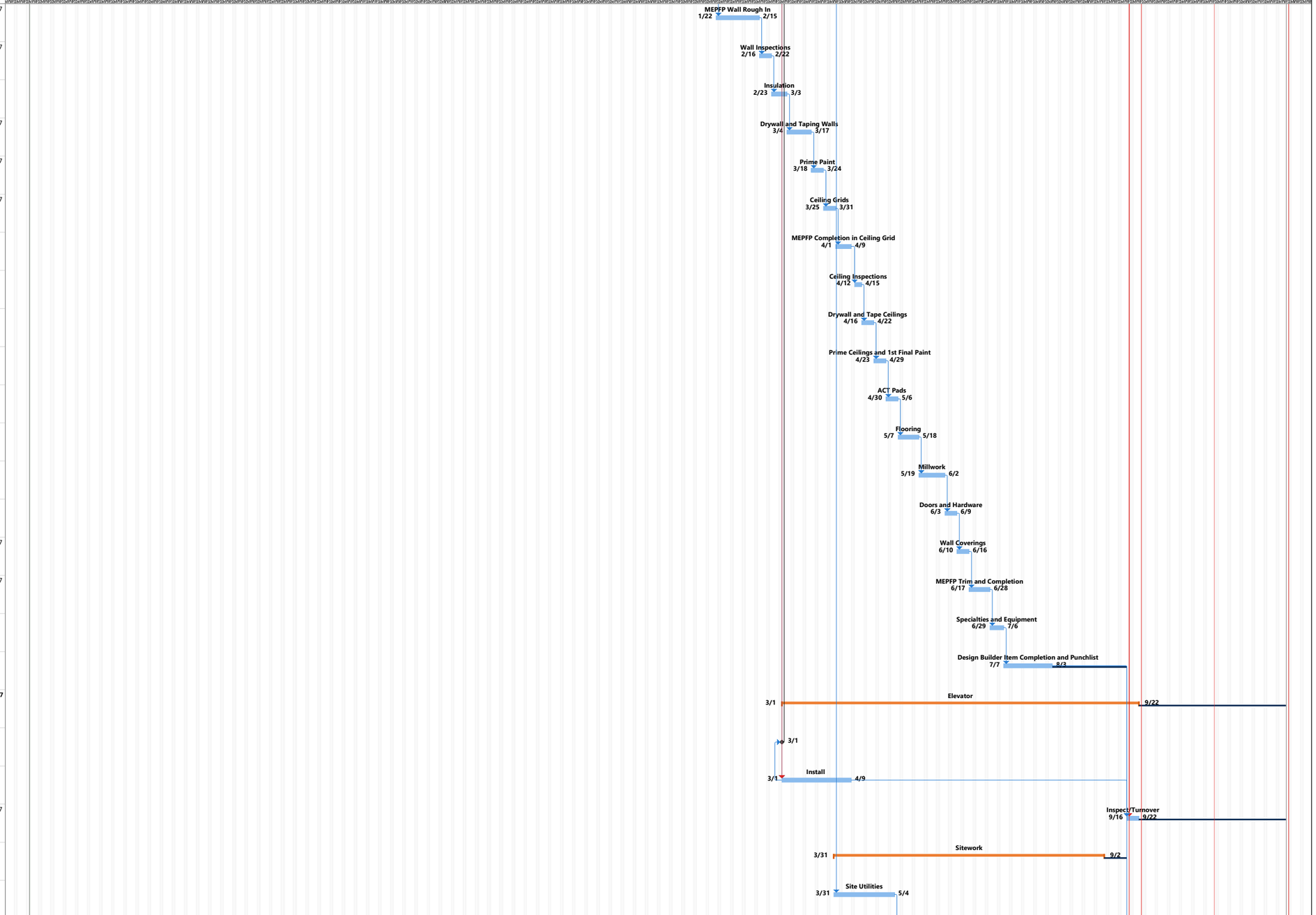
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Split | Summary | Inactive Task | Inactive Summary | Duration-only | Manual Summary | Finish-only | External Milestone | Critical | Progress | Slack

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DFSS Bronzeville Regional Senior Center
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
120		MEPFP Wall Rough In	17 days	Fri 1/22/27	Mon 2/15/27
121		Wall Inspections	5 days	Tue 2/16/27	Mon 2/22/27
122		Insulation	7 days	Tue 2/23/27	Wed 3/3/27
123		Drywall and Taping Walls	10 days	Thu 3/4/27	Wed 3/17/27
124		Prime Paint	5 days	Thu 3/18/27	Wed 3/24/27
125		Ceiling Grids	5 days	Thu 3/25/27	Wed 3/31/27
126		MEPFP Completion in Ceiling Grid	7 days	Thu 4/1/27	Fri 4/9/27
127		Ceiling Inspections	4 days	Mon 4/12/27	Thu 4/15/27
128		Drywall and Tape Ceilings	5 days	Fri 4/16/27	Thu 4/22/27
129		Prime Ceilings and 1st Final Paint	5 days	Fri 4/23/27	Thu 4/29/27
130		ACT Pads	5 days	Fri 4/30/27	Thu 5/6/27
131		Flooring	8 days	Fri 5/7/27	Tue 5/18/27
132		Millwork	10 days	Wed 5/19/27	Wed 6/2/27
133		Doors and Hardware	5 days	Thu 6/3/27	Wed 6/9/27
134		Wall Coverings	5 days	Thu 6/10/27	Wed 6/16/27
135		MEPFP Trim and Completion	8 days	Thu 6/17/27	Mon 6/28/27
136		Specialties and Equipment	5 days	Tue 6/29/27	Tue 7/6/27
137		Design Builder Item Completion and Punchlist	20 days	Wed 7/7/27	Tue 8/3/27
138		**Elevator**	**145 days**	**Mon 3/1/27**	**Wed 9/22/27**
139		Power	0 days	Mon 3/1/27	Mon 3/1/27
140		Install	30 days	Mon 3/1/27	Fri 4/9/27
141		Inspect/Turnover	5 days	Thu 9/16/27	Wed 9/22/27
142		**Sitework**	**110 days**	**Wed 3/31/27**	**Thu 9/2/27**
143		Site Utilities	25 days	Wed 3/31/27	Tue 5/4/27



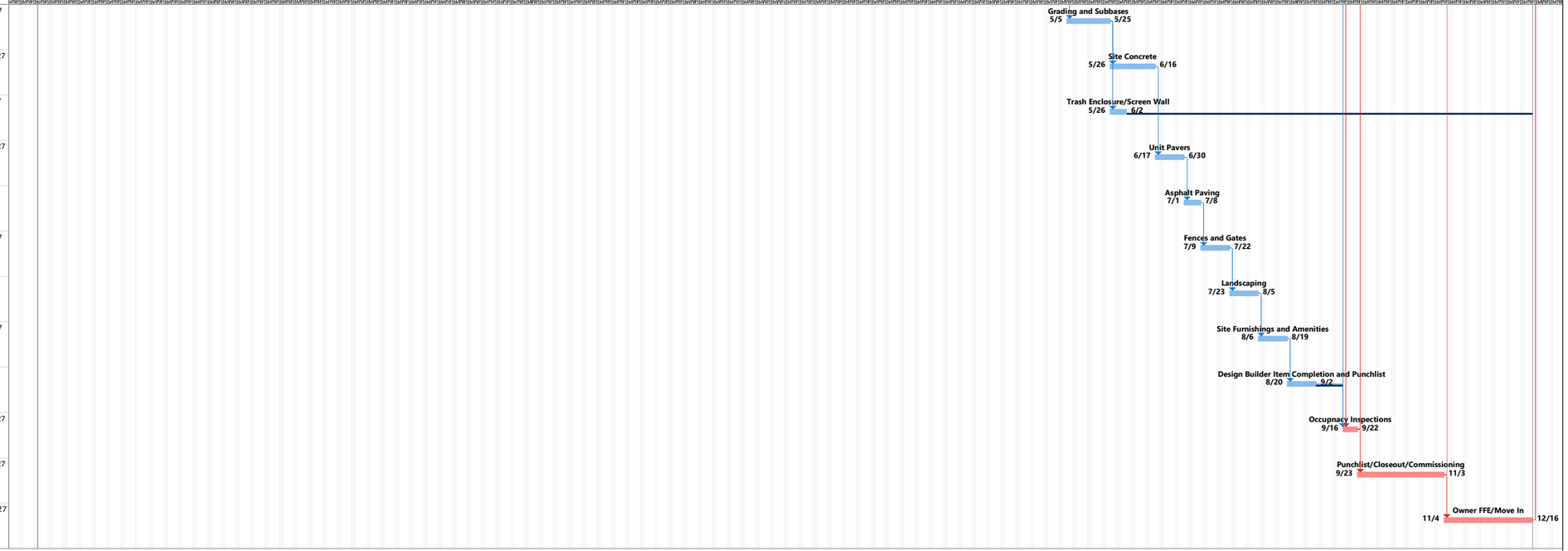
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BURLING

DFSS Bronzeville Regional Senior Center
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
144		Grading and Subbases	15 days	Wed 5/5/27	Tue 5/25/27
145		Site Concrete	15 days	Wed 5/26/27	Wed 6/16/27
146		Trash Enclosure/Screen Wall	5 days	Wed 5/26/27	Wed 6/2/27
147		Unit Pavers	10 days	Thu 6/17/27	Wed 6/30/27
148		Asphalt Paving	5 days	Thu 7/1/27	Thu 7/8/27
149		Fences and Gates	10 days	Fri 7/9/27	Thu 7/22/27
150		Landscaping	10 days	Fri 7/23/27	Thu 8/5/27
151		Site Furnishings and Amenities	10 days	Fri 8/6/27	Thu 8/19/27
152		Design Builder Item Completion and Punchlist	10 days	Fri 8/20/27	Thu 9/2/27
153		Occupnacy Inspections	5 days	Thu 9/16/27	Wed 9/22/27
154		Punchlist/Closeout/Commissioning	30 days	Thu 9/23/27	Wed 11/3/27
155		Owner FFE/Move In	30 days	Thu 11/4/27	Thu 12/16/27



Project: DFSS Bronzeville Regio
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EXHIBIT #7

MBE/WBE Commitment and Preliminary Information
(to be supplemented/revised as necessary)

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Our Team is Committed To Your Project Goals

Our team understanding and is commitment to the projects MBE/WBE Participation Goals, including complying with Exhibit B – Special Conditions Regarding the Utilization of Minority and Women Owned Business Enterprises, Additionally, proposers shall provide a statement of understanding and commitment to complying with EEO/Workforce, City of Chicago Residency (CRO), Community Hiring (CH) Requirements and the Illinois Work Job Program Act, Illinois Works Apprenticeship Initiative.

Diversity Specifications	Project Goals	Burling Goals
MBE Subconsultants/Subcontractors/Suppliers	26%	30%
WBE Subconsultants/Subcontractors/Suppliers	6%	15%
Local Subcontracting Requirement	25%	25%
Minority Journeyworker Project employment goal	40%	40%
Minority Apprentice Project employment goal	50%	50%
Minority Laborer Project employment goal	60%	60%
Female Journeyworker Project employment goal	2%	2%
Female Apprentice Project employment goal	1%	1%
Female Laborer Project employment goal	2%	2%
City of Chicago Resident employment goal	50%	50%
Community Resident employment goal	7.5%	7.5%
Illinois Works Apprenticeship Initiative Apprentice Goals	10%	10%
Student Hiring Requirements	Enrolled or Graduates of City Colleges of Chicago Dawson Technical Institute, Chicago Public Schools' Chicago Builds Program, or Comparable program	Burling is committed to hiring students from the schools mentioned along with Chicago Builds and other like organizations.
Prevailing Wage Rates:	Not less than the prevailing rate of wages as determined by the Illinois Department of Labor shall be paid to all laborers, workers and mechanics performing work under this contract.	Burling will enforce and comply with the Illinois Department of Labor prevailing rate of wages requirement for all laborers, workers and mechanics performing work under this contract.

BURLING IS SIGNATORY TO THE FOLLOWING UNIONS:

- General Labourers District Council
- Mid-America Carpenters Union
- International Union of Operating Engineers

BURLING Future Firm

COMMITMENT TO MBE/WBE, EEO, CITY RESIDENCY

Burling, in collaboration with Future Firm, is dedicated to promoting diversity inclusion and community involvement as part of our mission. Both firms are certified MBEs, and we have integrated these principles into every project we undertake.

We are fully committed to meeting or surpassing the project City Residency, Community Hiring, Equal Employment Opportunity, and Student Engagement and Hiring goals. Our track record demonstrates our ability to not only meet but exceed these goals on previous projects. This success is attributed to our collaborative approach, thorough planning, effective communication, precise execution, and diligent monitoring.

Our team is deeply committed to promoting diversity and inclusion among subcontractors and the workforce on every project, regardless of specific requirements. Our consistent goal is to leverage our platform to elevate and provide opportunities to those who may not be traditionally considered.



GOALS, COMMITMENT & PLAN

Burling boasts a rich 45-year history as a construction professional, with a primary focus on projects within the city of Chicago. Over the years, we have cultivated strong relationships with a diverse array of subcontractors, including a prequalified list of minority and women owned businesses. As part of our commitment to diversity and inclusion, we are dedicated to achieving a 30% utilization of Minority Business Enterprises (MBE) and a 6% utilization of Women Business Enterprises (WBE) for this project.

Our consistent success in exceeding project diversity goals is a direct result of our rigorous company-wide processes. We initiate the diversity process during estimating and carry it through preconstruction and project management.

Our team is constantly sourcing qualified M/WBE firms and tailors a specific plan to meet the unique needs of each project. Our established system will be applied to this project, emphasizing the sourcing of local M/WBE subcontractors, suppliers, and work-force.

NOT ONLY IS BURLING AN AFRICAN AMERICAN-OWNED GENERAL CONTRACTOR, BUT OVER 70% OF OUR WORKFORCE CONSISTS OF MINORITY AND WOMEN EMPLOYEES.

APPROACH TO M/WBE & COMMUNITY HIRING PROJECT GOALS

In order to achieve your project diversity goals, Burling has built stringent company standard processes. Our team starts the project diversity process in design and the process continues through to estimating, preconstruction, and project management. We continuously seek out qualified M/WBE contractors & suppliers, host community events for local and student hires, and implement processes with our subcontractors to implement the projects workforce goals.

We create a plan specific to the needs of each project. Our proven system will be implemented in this project to source local, M/WBE, subcontractors and suppliers with a focus on ensuring we provide opportunities to the local, diverse, workforce.Our established processes are designed to not only meet but exceed your goals, reflecting our commitment to continuously improving and evolving to better serve both our clients and the communities in which we operate. These proven processes have consistently enabled Burling to achieve, and often surpass, our clients' hiring objectives. The following steps outline a tested approach to successfully meeting the Bronzeville Regional Senior Center's hiring goals.

1

M/WBE CONTRACTORS

We prioritize contracting with certified M/WBE firms to promote diversity and equity within all our projects. Through early engagement and collaborative partnerships, we ensure meaningful participation and capacity building for these businesses throughout the project.

2

COMMUNITY ENGAGEMENT

We actively involve community stakeholders through outreach events and ongoing communication to foster strong relationships and support local needs. Our commitment extends beyond construction by supporting initiatives that benefit the community's social and economic well-being.

3

LOCAL WORKFORCE HIRING

Our hiring practices emphasize recruiting and retaining workers from the project's surrounding neighbourhoods to support local economic growth. We partner with workforce agencies and training programs to connect qualified local candidates with meaningful employment.

4

STUDENT WORKFORCE

We are dedicated to creating pathways for students by offering apprenticeships, and intern programs that provide practical experience and skill development. These efforts build a diverse talent pipeline while empowering the next generation of construction professionals.

Our team will utilize Revolution Workshop (RW) to meet apprentice and local hiring goals on this project. RW provides trained, job-ready graduates in the construction trades and construction management, offering wraparound support while advancing a Chicago nonprofit workforce mission. This partnership helps to provide diverse local talent, strengthens community ties, and supports your diversity and residency objectives.

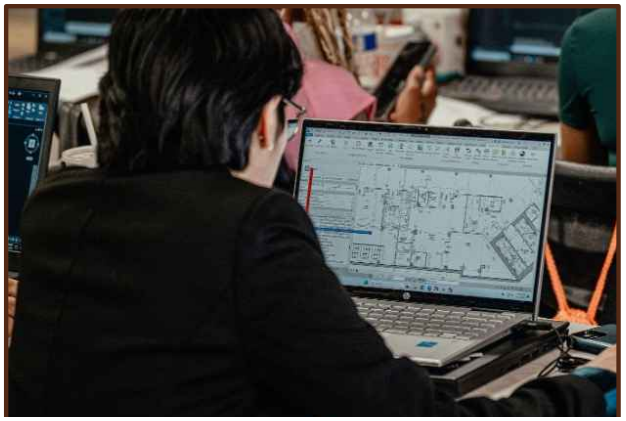
REVOLUTION WORKSHOP

Revolution Workshop provides training and job placement in the construction sector to dedicated individuals from our city's most under-resourced communities. Together with our employer and union partners, we develop a consistent pipeline of highly-skilled, collaborative, and reliable construction workers who have the tools and resources they need to succeed. By doing so, we're setting a new national model for economic advancement —transforming lives, worksites, and cities by filling the jobs that need to be filled with the people who need them the most.

Revolution Workshop isn't your typical workforce development organization. We're a community: a family of change-makers who believe in the future we can build together. When you walk through our doors, hire our workers, or shop our wares, you become part of that family. You become part of the potential we see in everyone—the potential to learn, to inspire, to contribute, and to build.



What's PPP / Power Up Academy?



Partnered with construction and engineering companies, RW developed a curriculum tailored for individuals aspiring to pursue careers on the professional side of construction, engineering and architecture.



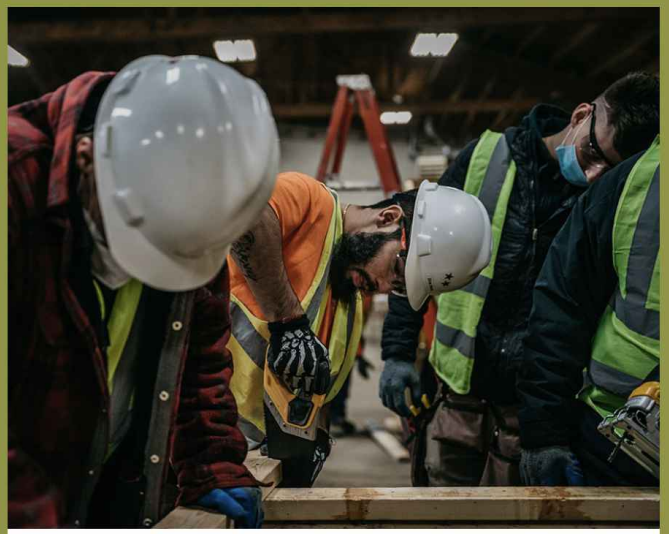
Train for an empowering new career in construction

In as little as 12 weeks, our free training can equip you for a high paying career in the construction industry with real options, real stability, and real opportunities.



Shop handcrafted and fuel the revolution

Every dollar spent in our shop supports our programs and the people we serve. When you shop with us, you aren't just shopping. You're helping us build a stronger community.



Hire construction workers today

We're tackling our city's construction labor shortage by equipping talented workers, visionaries, and community builders to help you transform Chicago for the better.

EXHIBIT #8

Schedule B - Joint Venture Affidavit

(Not Applicable)

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EXHIBIT #9

EEO and Workforce Requirements Worksheet

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DESIGN-BUILDER
EEO AND WORKFORCE REQUIREMENTS

A. EEO Workforce Requirements Purpose Statement

To promote the intended goal of economic opportunity and maximize the use of minority personnel on this project, the Public Building Commission of Chicago has established Equal Employment Opportunity (EEO) workforce requirements for this Project.

Design-Builder shall reference the prescribed formula below to inform the amount of participation the Design-Builder achieves; this formula will also inform the amount of damages the Design-Builder will be assessed at the end of the Project, for failing to meet these EEO and Workforce requirements. The Public Building Commission of Chicago reserves the right to check all calculations for accuracy. The fulfillment of the Award Criteria does not abrogate the responsibilities of the Design-Builder to comply with federal and state requirements under the Equal Employment Act and the Illinois Human Rights Act.

1. EEO and Workforce Calulations

Line 1.	TOTAL of the Design Phase Services and Cost of the Work of the GMP Project Cost Proposal Cost Form	**TBD**
Line 2.	Percentage of the total Journeyworkers hours required to be worked by **Minority Journeyworkers** during construction of the project.	**40%**
Line 3.	Multiply Line 2 by Line 1 by 0.04	_____
Line 4.	Percentage of total Apprentice hours required to be worked by **Minority Apprentices** during construction of the project.	**50%**
Line 5.	Multiply Line 4 by Line 1 by 0.03	_____
Line 6.	Percentage of the total Laborer hours required to be worked by **Minority Laborers** during construction of the project.	**60%**
Line 7.	Multiply Line 6 by Line 1 by 0.01	_____
Line 8.	Percentage of total Journeyworker hours required to be worked by **Female Journeyworkers** during the construction of the project.	**2%**
Line 9.	Multiply Line 8 by Line 1 by 0.04	_____
Line 10.	Percentage of total Apprentice hours required to be worked by **Female Apprentices** during construction of the project.	**1%**
Line 11.	Multiply Line 10 by Line 1 by 0.03	_____
Line 12.	Percentage of the total Laborer hours required to be worked by **Female Laborers** during construction of the project.	**2%**
Line 13.	Multiply Line 12 by Line 1 by 0.01	_____

DESIGN-BUILDER
EEO AND WORKFORCE REQUIREMENTS

2. City of Chicago Resident Employment

The specific City of Chicago Reident Employment Goal for this Project: **50%**

"City of Chicago Residents" means persons domiciled within the City of Chicago. Domicile is an individual's one and only true, fixed, and permanent home and principal establishment.

3. Community Hiring Bounses

The specific Community Resident Employment Goal for this Project: **7.5%**

(See EXHIBIT 10 Community Area Map) "Community Hiring Resident" means persons domiciled within the "Community Area Map" as defined in Agreement.

Bonuses: In order to encourage maximum employment of interested and available residents of the project community on this project, the following bonus calculations shall apply:

a. In calculating the hours worked by minority and women journeyworkers, apprentices, and laborers, all hours worked by minority and women Journeyworkers, existing apprentices, and laborers who are residents of the project community shall be multiplied by 1.5.

b. In calculating the hours worked by minority and women apprentices, all hours worked in new apprenticeships by minority and women apprentices who are residents of the project community shall be multiplied by 2.0.

4. Reporting

In accordance with this commitment, the Design-Builder must submit certified payroll in our electronic system and provide information for the Design-Builder's Recapitulation of Minority and Female Worker Hours and Percentages Form on a monthly basis. All Subcontractors shall be listed on the Design Builder's Recapitulation Form whether active or not. For the purpose of this report, the following group categories will be used:

a. The classification "White" includes person of Indo-European descent.

b. The classification "Black" or "African-American" includes persons having origins in any of the black racial groups of Africa.

c. The classification "Hispanic" includes persons whose origins are from Mexico, Puerto Rico, Cuba, Central or South America, the Caribbean Islands or other Spanish culture or origin, regardless of race.

d. The classification "Native American" includes persons who are Native Americans by virtue of tribal association.

e. The classification "Asian-Pacific" includes persons whose origins are from East Asia, Southeast Asia, the Pacific Islands or the Indian sub-continent.

f. The classification "Other" includes qualified individuals with disabilities who meet legitimate skill, experience, education or other requirements of employment positions held or sought and who perform the essential function with or without reasonable accommodation and other groups or other individuals found by the Public Building Commission of Chicago to be socially and economically disadvantaged and to have suffered actual racial or ethnic discrimination and decreased opportunities to compete in Chicago area markets.

5. Liquidated Damages

The Design-Builder hereby consents and agrees that, in the event that it fails to comply with each of the minimum commitments on Lines 2, 4, 6, 8, 10, and 12 of the EEO and Workforce Calculations covering minority and female journeyworkers, apprentices, and laborers respectively, the following shall apply.

If the total hours in any category for which a percentage is assigned in Lines 2, 4, 6, 8, 10, or 12 of the EEO and Workforce Calculations equals zero at the completion of the work, then a net deficiency of the entire percentage assigned will be deemed to exist. For any net deficiency in each category, the following amounts shall be deducted as liquidated damages from monies due the Design-Builder and the GMP modified accordingly:

a. For each full one (1%) percent deficiency of minority journeyworkers not utilized – four cents per each hundred dollars of the base bid calculated as follows:

$$\frac{\text{Line 1 x 04}}{100}$$

Each one (1%) percent deficiency toward the goal for female journeyworkers (Line 8) shall be calculated in the same way.

b. For each full one (1%) percent deficiency of minority apprentices not utilized – three cents per hundred dollars of the base bid calculated as follows:

$$\frac{\text{Line 1 x 03}}{100}$$

Each one (1%) percent deficiency toward the goal for female apprentices (Line 10) shall be calculated in the same way.

c. For each one (1%) percent deficiency of minority laborers not utilized – one cent per each hundred dollars of the base bid calculated as follows:

$$\frac{\text{Line 1 x 01}}{100}$$

Each one (1%) percent deficiency toward the goal for female laborers (Line 12) shall be calculated in the same way.

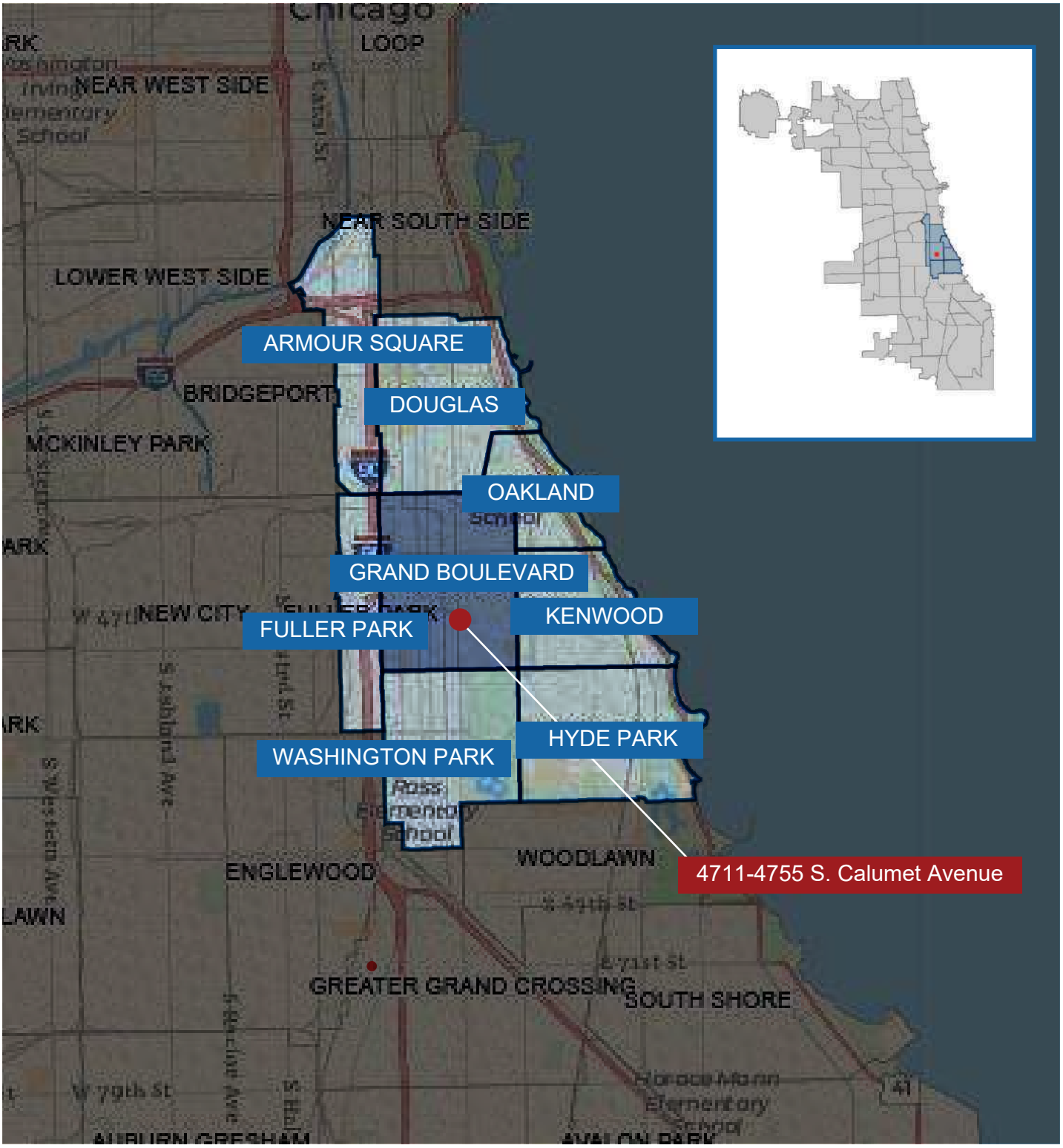
d. Liquidated damages, if any, will be calculated for the first pay requests reflecting fifty percent (50%) completion, seventy-five percent (75%) completion, and ninety percent (90%) completion, respectively, based upon the Contractor's pay request together with all attendant certified payrolls and other required documentation of minority and women employment. The accrued liquidated damages and interest will be added to the retention provided elsewhere in this contract. The amount of liquidated damages due to the Commission under this provision will bear compound interest at the rate of 5% per annum, compounded monthly from the date of the Notice to Proceed to the date of approval of a deductive change order or revised GMP for liquidated damages. Should the total amount of liquidated damages due under all provisions of this contract exceed the amount of the Commission's retainage, compound interest on the amount over and above the retainage will continue to accrue until the entire amount of liquidated damages and compound interest is paid to the Commission.

e. The Commission is aware that certain subcontract agreements under this contract may require subcontractors to contribute to payment of liquidated damages assessed under this provision. Should enforcement of subcontract liquidated damages provisions result in an aggregate total of subcontractor liquidated damages greater than the liquidated damages assessed hereunder against Design-Builder, then Design-Builder must pay the excess pro rata as a bonus to each subcontractor exceeding its subcontract commitments for minority or women employment, or both.

EXHIBIT #10

Community Area Map

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DFSS Bronzeville Regional Senior Center

- Project location
- Project Area
- Community Areas

EXHIBIT #11

Legal Actions

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FORM G – LEGAL ACTIONS

I. LEGAL ACTIONS

Submitting Firm Name: Burling Builders, Inc.

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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
7	Has the firm or venture ever been temporarily or permanently debarred from contract award by any federal, state, or local agency?	☐	☒
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)?	☐	☒
9	Has the firm or venture ever failed to complete any work awarded to it?	☐	☒

EXHIBIT #12

Disclosure Affidavit & Non-Collusion Affidavit

(Remainder of Page Intentionally Left Blank)

FORM C – DISCLOSURE AFFIDAVIT

I. HISTORY AND OWNERSHIP OF RESPONDENT FIRM

Any firm proposing to conduct any business transactions with the Public Building Commission of Chicago must complete this Disclosure Affidavit. Please note that in the event the Contractor is a joint venture, the joint venture and each of the joint venture partners must submit a completed Disclosure Affidavit.

The undersigned John Girzadas (Name), as Executive Vice President (Title)

and on behalf of Burling Builders, Inc.
("Bidder/Proposer/Respondent or Contractor") having been duly sworn under oath certifies the following:

RESPONDENT			
Name of Firm:	Burling Builders, Inc.		
Address:	44 W 60 Street		
City/State/Zip:	Chicago, IL 60621		
Telephone:	773-241-6802	**Facsimile:**	
FEIN:	36-3065373	**SSN:**	
Email:	jtargett@burlingbuilders.com		
Nature of Transaction:			

- ☐ Sale or purchase of land
- ☐ Construction Contract
- ☑ Professional Services Agreement
- ☐ Other _____

II. DISCLOSURE OF OWNERSHIP INTERESTS

Pursuant to Resolution No. 5371 of the Board of Commissioners of the Public Building Commission of Chicago, all Bidders/Proposers shall provide the following information with their Bid/Proposal. If the question is not applicable, answer "NA". If the answer is none, please answer "none".

- ☑ Corporation
- ☐ Partnership
- ☐ Sole Proprietorship
- ☐ Joint Venture
- ☐ Limited Liability Company
- ☐ Limited Liability Partnership
- ☐ Not-for-profit Corporation
- ☐ Other: _____

FORM C – DISCLOSURE AFFIDAVIT

A. CORPORATIONS AND LLC'S

State of Incorporation or Organization:	Illinois
If outside of Illinois, is your firm authorized to conduct business in the State Of Illinois:	☐ Yes ☐ No
City/State/ZIP:	
Telephone:	

Identify the names of all officers and directors of the business entity.
(Please attach list if necessary.)

Name	Title
Elzie Higginbottom	President & Founder
John Girzadas	Executive Vice President
Kim Walker	V.P. of Finance
Joe Targett	V.P. of Operations

Identify all shareholders whose ownership percentage exceeds 7.5% of the business entity.
(Please attach list if necessary.)

Name	Address	Ownership Interest Percentage
Elzie Higginbottom	44 W 60 Street Chicago, IL 60621	90 %
John Girzadas	44 W 60 Street Chicago, IL 60621	10 %
		%

LLC's only, indicate Management Type and Name:

☐ Member-managed	☐ Manager-managed	**Name:**	

Is the corporation or LLC owned partially or completely by one or more other corporations or legal entities?	☐ Yes ☑ No

If yes, please provide the above information, as applicable, for each such corporation or entity such that any person with a beneficial ownership interest of 7.5% or more in the corporation contracting in the PBC is disclosed. For example, if Corporation B owns 15% of Corporation A, and Corporation A is contracting with the PBC, then Corporation B must complete a Disclosure Affidavit. If Corporation B is owned by Corporations C and D, each of which owns 50% of Corporation B, then both Corporations C and D must complete Disclosure Affidavits.

B. PARTNERSHIPS

If the bidder/proposer or contractor is a partnership, indicate the name of each partner and the percentage of interest of each therein. Also indicate, if applicable, whether General Partner (GP) or Limited Partner (LP).		
Name	**Type**	**Ownership Interest Percentage**
		%
		%
		%
		%
		%

C. SOLE PROPRIETORSHIP

The bidder/proposer or contractor is a sole proprietorship and is not acting in any representative capacity on behalf of any beneficiary:	
If the answer is no, please complete the following two sections.	☐ Yes ☐ No

If the sole proprietorship is held by an agent(s) or a nominee(s), indicate the principal(s) for whom the agent or nominee holds such interest.
Name of Principal(s)

If the interest of a spouse or any other party is constructively controlled by another person or legal entity, state the name and address of such person or entity possessing such control and the relationship under which such control is being or may be exercised.	
Name	**Address**

FORM C – DISCLOSURE AFFIDAVIT

III. CONTRACTOR CERTIFICATION

A. CONTRACTORS

1. The Contractor, or any affiliated entities of the Contractor, or any responsible official thereof, or any other official, agent or employee of the Contractor, any such affiliated entity, acting pursuant to the direction or authorization of a responsible official thereof has not, during a period of three years prior to the date of execution of this certification:

    a. Bribed or attempted to bribe, or been convicted of bribery or attempting to bribe a public officer or employee of the City of Chicago, the State of Illinois, any agency of the federal government or any state or local government in the United States (if an officer or employee, in that officer's or employee's official capacity); or

    b. Agreed or colluded, or been convicted of agreement or collusion among bidders or prospective bidders in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or

    c. Made an admission of such conduct described in 1(a) or (b) above which is a matter of record but has not been prosecuted for such conduct.

2. The Contractor or agent, partner, employee or officer of the Contractor is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rigging[2] in violation of Section 3 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-3), or any similar offense of any state or the United States which contains the same elements as the offense of bid-rigging during a period of five years prior to the date of Submission of this bid, proposal or response.

3. The Contractor or any agent, partner, employee, or officer of the Contractor is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rotating[4] in violation of Section 4 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-4), or any similar offense of any state or the United States which contains the same elements as the offense of bid-rotating.

4. The Contractor understands and will abide by all provisions of Chapter 2-56 of the Municipal Code entitled "Office of the Inspector General" and all provisions of the Public Building Commission Code of Ethics Resolution No.5339, as amended by Resolution No. 5371.

5. The Contractor certifies to the best of its knowledge and belief, that it and its principals:

    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal, state or local department or agency.

    b. Have not within a three-year period preceding this bid or proposal been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property;

    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in paragraph (5)(b) above; and

    d. Have not within a three-year period preceding this bid or proposal had one or more public transactions (federal, state or local) terminated for cause or default.

B. SUBCONTRACTORS

1. The Contractor has obtained from all subcontractors being used in the performance of this contract or agreement, known by the Contractor at this time, disclosures substantially in the form of Section 1, and certifications substantially in the form of Section 2, of this Disclosure Affidavit. Based on such disclosures and certification(s), and any other information known or obtained by the Contractor, is not aware of any such subcontractor or subcontractor's affiliated entity or any agent, partner, employee or officer of such subcontractor or subcontractor's affiliated entity having engaged in or been convicted of (a) any of the conduct described as prohibited in this document; (b) bid-rigging, bid-rotating, or any similar offense of any state or the United States which contains the same elements as bid-rigging or bid-rotating, or having made an admission of guilt of the conduct described in Section 2 which is matter of record but has/have not been prosecuted for such conduct.

2. The Contractor will, prior to using them as subcontractors, obtain from all subcontractors to be used in the performance of this contract or agreement, but not yet known by the Contractor at this time, certifications substantially in the form of this certification. The Contractor shall not, without the prior written permission of the Commission, use any of such subcontractors in the performance of this contract if the Contractor, based on such certifications or any other information known or obtained by Contractor, became aware of such subcontractor, subcontractor's affiliated entity or any agent, employee or officer of such subcontractor or subcontractor's affiliated entity having engaged in or been convicted of (a) any of the conduct described as prohibited in this document of or (b) bid-rigging, bid-rotating or any similar offenses of any state or the United States which contains the same elements as bid-rigging or bid-rotating or having made an admission of guilt of the conduct described as prohibited in this document which is a matter of record but has/have not been prosecuted for such conduct. The Contractor shall cause such subcontractors to certify as to all necessary items. In the event any subcontractor is unable to certify to a particular item, such subcontractor shall attach an explanation to the certification.

3. For all subcontractors to be used in the performance of this contract or agreement, the Contractor shall maintain for the duration of the contract all subcontractors' certifications required by this document and Contractor shall make such certifications promptly available to the Public Building Commission of Chicago upon request.

4. The Contractor will not, without the prior written consent of the Public Building Commission of Chicago, use as subcontractors any individual, firm, partnership, corporation, joint venture or other entity from whom the Contractor is unable to obtain a certification substantially in the form of this certification.

5. The Contractor hereby agrees, if the Public Building Commission of Chicago so demands, to terminate its subcontractor with any subcontract if such subcontractor was ineligible at the time that the subcontract was entered into for award of such subcontract. The Contractor shall insert adequate provisions in all subcontracts to allow it to terminate such subcontract as required by this certification.

C. STATE TAX DELINQUENCIES

1. The Contractor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or, if delinquent, the Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or amount of the tax.

2. Alternatively, the Contractor has entered into an agreement with the Illinois Department of Revenue for the payment of all such taxes that are due and is in compliance with such agreement.

3. If the Contractor is unable to certify to any of the above statements, the Contractor shall explain below. Attach additional pages if necessary.

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

4. If any subcontractors are to be used in the performance of this contract or agreement, the Contractor shall cause such subcontractors to certify as to paragraph (C)(1) or (C)(2) of this certification. In the event that any subcontractor is unable to certify to any of the statements in this certification, such subcontractor shall attach an explanation to this certification.

D. OTHER TAXES/FEES

1. The Contractor is not delinquent in paying any fine, fee, tax or other charge owed to the City of Chicago.

2. If Contractor is unable to certify to the above statement, Contractor shall explain below and (attach additional pages if necessary).

   If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

E. PUNISHMENT

1. A Contractor who makes a false statement material to Section II(A)(2) of this certification commits a Class 3 felony. 720 ILCS 5/33E-11(b).

F. JUDICIAL OR ADMINISTRATIVE PROCEEDINGS

1. The Contractor is not a party to any pending lawsuits against the City of Chicago or the Public Building Commission of Chicago nor has Contractor been sued by the City of Chicago or the Public Building Commission of Chicago in any judicial or administrative proceeding.

2. If the Contractor cannot certify to the above, provide the (1) case name; (2) docket number; (3) court in which the action is or was pending; and (4) a brief description of each such judicial or administrative proceeding. Attach additional sheets if necessary.

   If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

G. CERTIFICATION OF ENVIRONMENTAL COMPLIANCE

A. Neither the Contractor nor any affiliated entity of the Contractor has, during a period of five years prior to the date of execution of this Affidavit: (1) violated or engaged in any conduct which violated federal, state or local environmental restriction, (2) received notice of any claim, demand or action, including but not limited to citations and warrants, from any federal, state or local agency exercising executive, legislative, judicial, regulatory or administrative functions relating to a violation or alleged violation of any federal, state or local statute, regulation or other environmental restriction; or (3) been subject to any fine or penalty of any nature for failure to comply with any federal, state or local statute, regulation or other environmental restriction.

   If the Contractor cannot make the certification contained in the above paragraph, identify any exceptions (attach additional pages if necessary):

   If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

B. Without the prior written consent of the Public Building Commission of Chicago, Contractor will not employ any subcontractor in connection with the contract or proposal to which this Affidavit pertains without obtaining from such subcontractor a certification similar in form and substance to the certification contained in Paragraph A of this Section III prior to such subcontractor's performance of any work or services or furnishing any goods, supplies or materials of any kind under the proposal or the contract to which this Affidavit pertains.

C. Until completion of the Contract's performance under the proposal or contract to which this Affidavit pertains, the Contractor will not violate any federal, state or local statute, regulation or other Environmental Restriction, whether in the performance of such contract or otherwise.

H. INCORPORATION INTO CONTRACT AND COMPLIANCE

The above certification shall become part of any contract awarded to the Contractor set forth on page 1 of this Disclosure Affidavit and are a material inducement to the Public Building Commission of Chicago's execution of the contract, contract modification or contract amendment with respect to which this Disclosure Affidavit is being executed and delivered on behalf of the Contractor. Furthermore, Contractor shall comply with these certifications during the term and/or performance of the contract.

I. VERIFICATION

Under penalty of perjury, I certify that I am authorized to execute this Disclosure Affidavit on behalf of the Contractor set forth on page 1, that I have personal knowledge of all the certifications made herein and that the same are true.

The Contractor must report any change in any of the facts stated in this Affidavit to the Public Building Commission of Chicago within 14 days of the effective date of such change by completing and submitting a new Disclosure Affidavit. Failure to comply with this requirement is grounds for your firm to be deemed non-qualified to do business with the PBCC. Deliver any such new Disclosure Affidavit to: Public Building Commission of Chicago, Director of Compliance, 50 W. Washington, Room 200, Chicago, IL 60602.

Signature of Authorized Officer

John Girzadas
Name of Authorized Officer (Print or Type)

Executive Vice President
Title

312.907.7894
Telephone Number

State of Illinois

County of Cook

Signed and sworn to before me on this 28TH day of OCTOBER, 2025 by

JOHN GIRZADAS (Name) as EVP (Title) of

BURLING BUILDERS, INC (Bidder/Proposer/Respondent or Contractor)

Earnest Devine
Notary Public Signature and Seal

EARNEST J DEVINE
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 996479
My Commission Expires September 06, 2028

FORM E – AFFIDAVIT OF NON-COLLUSION

Affidavit Of Non-collusion

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

John Girzadas, being first duly sworn, deposes and says that:

(1) He/She is

Executive Vice President
(Owner, Partner, Officer, Representative or Agent) of
Burling Builders, Inc.,
the Bidder that has submitted the attached Bid;

(2) That Bidder is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham bid;

(4) Neither Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, connived, conspired, or agreed, directly or indirectly, with any other Bidder, firm, or person to submit a collusive or sham bid in connection with the Contract for which the attached bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached bid or in that of any other Bidder, or to fix any overhead, profit, or cost element of the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Public Building Commission of Chicago or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(6) The Bidder is not barred from bidding as a result of having violated Illinois Criminal Code, 720 ILCS 5/33E-3 (Bid-rigging), 720 ILCS 5/33E-4 (Bid rotating) or the Prevailing Wage Act, 30 ILCS 570/0.01 through 570/7.

(Signed)

Executive Vice President
(Title)

Subscribed and sworn to before me this 28TH day of OCTOBER 2025

Earnest Devine

Notary Stamp below:

PROJECT ACCOUNTANT
(Title)

My Commission expires: 9/6/2028

EARNEST J DEVINE
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 996479
My Commission Expires September 06, 2028

EXHIBIT #13

Disclosure of Retained Parties

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FORM D – DISCLOSURE OF RETAINED PARTIES

Disclosure of Retained Parties

Pursuant to Resolution No. 5339, as amended by Resolution No. 5371, of the Board of the Public Building Commission of Chicago, the apparent low Bidder is required to submit a fully executed Disclosure of Retained Parties within five (5) days of receipt of notice that it is the apparent low bidder.

A. Definitions and Disclosure Requirements

1. As used herein, "Contractor" means a person or entity that has any contract or lease with the Public Building Commission of Chicago ("Commission").
2. Commission contracts and/or qualification submittals must be accompanied by a disclosure statement providing certain information about any lobbyists whom the Contractor has retained or expects to retain with respect to the contract or lease. In particular, the Contractor must disclose the name of each such person, his or her business address, the name of the relationship, and the amount of fees paid or estimated to be paid. The Contractor is not required to disclose employees who are paid solely through the Contractor's regular payroll.
3. "Lobbyists" means any person a) who for compensation or on behalf of any person other than himself undertakes to influence any legislative or administrative action, or b) any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

B. Certification

Contractor hereby certifies as follows:

1. This Disclosure relates to the following transaction: Design-Build Services for the DFSS Bronzeville Regional Senior Center_PS3102
   a. Description of goods or services to be provided under Contract
   Design-Build Services for the DFSS Bronzeville Regional Senior Center_PS3102
2. Name of Contractor: Burling Builders, Inc.
3. EACH AND EVERY lobbyist retained or anticipated to be retained by the Contractor with respect to or in connection with the contract or lease is listed below. Attach additional pages if necessary.
   Check here if no such persons have been retained or are anticipated to be retained: ✓

Retained Parties:

Name	Business Address	Relationship (Lobbyists, etc.)	Fees (indicate whether paid or estimated)

4. The Contractor understands and agrees as follows:

   a. The information provided herein is a material inducement to the Commission execution of the contract or other action with respect to which this Disclosure of Retained Parties form is being executed, and the Commission may rely on the information provided herein. Furthermore, if the Commission determines that any information provided herein is false, incomplete, or inaccurate, the Commission may terminate the contract or other transaction; terminate the Contractor's participation in the contract or other transactions with the Commission.

   b. If the Contractor is uncertain whether a disclosure is required, the Contractor must either ask the Commission whether disclosure is required or make the disclosure.

   c. This Disclosure of Retained Parties form, some or all of the information provided herein, and any attachments may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. The Contractor waives and releases any possible rights or claims it may have against the Commission in connection with the public release of information contained in the completed Disclosure of Retained Parties form and any attachments.

Under penalty of perjury, I certify that I am authorized to execute this Disclosure of Retained Parties on behalf of the Contractor and that the information disclosed herein is true and complete.

The Contractor also 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.

Signature

10-28-2025
Date

John Girzadas
Name (Type or Print)

Title

Subscribed and sworn to before me
this 28TH day of OCTOBER, 2025 (SEAL)

Earnest Devine
Notary Public

Commission expires: 9/6/2028

EARNEST J DEVINE
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 996479
My Commission Expires September 06, 2028

EXHIBIT #14

Licenses and Certifications

(Remainder of Page Intentionally Left Blank)

City of Chicago
Department of Buildings
General Contractor's Licenses

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING LICENSE IS HEREBY GRANTED TO :

BURLING BUILDERS, INC
44 W 60TH ST
2ND FLOOR
CHICAGO IL 60621

LICENSE CLASS: **(A) ALL PROJECTS - NO RESTRICTIONS**

LICENSE NUMBER: **TGC04405** CERTIFICATE NUMBER : **GC04405-22**

FEE: **$ 2000**

DATE ISSUED: **04/14/2025**

DATE EXPIRES: **05/07/2026**

THIS LICENSE IS NON-TRANSFERABLE

THIS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATIONS MADE ON THE APPLICATION FOR SAID LICENSE. THIS LICENSE MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. THE ABOVE LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES, STATE OF ILLINOIS, COUNTY OF COOK AND CITY OF CHICAGO AND ALL AGENCIES THEREOF.

Brandon Johnson
Mayor

Marlene Hopkins
Commissioner

BURLING

Future Firm

Illinois Commission on Equity and Inclusion
Nina Harris, Chairperson
Alexandria Wilson, Acting Executive Director
115 South LaSalle Street, Suite 4N, Chicago, IL 60603

07/18/2025
Burling Builders, Inc.
44 w. 60th Street
Chicago, Illinois, 60621

Re: FastTrack Certification

Dear Elzie Higginbottom,

Congratulations! After reviewing your information, we are pleased to inform you that your firm has been granted certification as a Minority Business Enterprise within the Business Enterprise Program for minorities, women, and persons with disabilities (BEP). The Commission on Equity and Inclusion (CEI) was created to maximize supplier diversity, equity, and inclusion by ensuring access to contracting opportunities. CEI develops procedures and initiatives that make procurement processes inclusive, fair, and equitable while providing support, education, and mentorship. CEI established the FastTrack Certification to ensure the seamless activation of a reciprocal certification and reduce duplicative red tape.

FastTrack Partners
Chicago Minority Supplier Development Council
Mid-States Minority Supplier Development Council
Women's Business Development Center

The FastTrack Certification allows vendors certified by one of the FastTrack partner organizations to apply for BEP certification, which has several benefits. Businesses certified through FastTrack will be listed in CEI's certified vendor directory, ensuring visibility amongst State procurement professionals and potential prime vendors. The BEP certification is recognized by various municipalities and organizations, aligning with their supplier diversity initiatives. Best of all, certification is free!

Host Agency: Chicago Minority Supplier Development Council
Certification Type: Minority Business Enterprise
Certification Date: 07/18/2025
Certification Expiration Date: 08/31/2026
Certification Renewal Date: 08/31/2026

The FastTrack Certification term will mirror the FastTrack partner's certification term. Please note that renewing your host agency's certification does not automatically renew your BEP certification. To renew your FastTrack Certification, you must complete the FastTrack Certification process again by submitting the

BURLING Future Firm

THIS CERTIFIES THAT

Burling Builders, Inc.

NMSDC
National Minority Supplier Development Council

* Nationally certified by the: **CHICAGO MINORITY SUPPLIER DEVELOPMENT COUNCIL**

*NAICS Code(s): 236210; 236116; 236220

* Description of their product/services as defined by the North American Industry Classification System (NAICS)

07/03/2025		CH02304
Issued Date		**Certificate Number**
08/31/2026	**Ying McGuire** **NMSDC CEO and President**	Debra Jennings-Johnson
Expiration Date		**Debra Jennings-Johnson President / CEO**

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: http://nmsdc.org

Certify, Develop, Connect, Advocate.

* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®

State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
001.024012

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
11/30/2026

LICENSED ARCHITECT

ANN LOK LUI
226 S WABASH AVE
STE 500
CHICAGO, IL 60604

MARIO TRETO, JR.
SECRETARY

CAMILE LINDSAY
ACTING DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

19935700

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 4099374

LICENSE NO.
001.024012

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED ARCHITECT

ANN LOK LUI

EXPIRES:
11/30/2026

MARIO TRETO, JR.
SECRETARY

CAMILE LINDSAY
ACTING DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

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CITY OF CHICAGO

DEPARTMENT OF PROCUREMENT SERVICES

FEB 2 0 2024

Ann Lui
Future Firm PLLC
226 South Wabash Ave., Suite 500
Chicago, IL 60604

Re: Change in Address

Dear Ms. Lui:

We are pleased to inform you that we have updated your certification to reflect your firm's change in address. **Future Firm PLLC** continues to be certified as a **Minority-Owned Business Enterprise ("MBE") and Women-Owned Business Enterprise ("WBE")** by the City of Chicago ("City"). This certification will remain effective for as long as your firm continues to meet all certification eligibility requirements and is contingent upon the firm affirming its eligibility by filing an **annual No-Change Affidavit** each year. In the past, the City has provided you with an annual letter confirming your certification; such letters will no longer be issued. Therefore, we require you to be even more diligent in filing your **annual No-Change Affidavit 60 days before your annual anniversary date of September 15th.**

It is now your responsibility to check the City's certification directory and verify your certification status. As a condition of continued certification, you must **file an annual No-Change Affidavit by your anniversary date of September 15th.** Please remember, you have an affirmative duty to file your No-Change Affidavit 60 days prior to the anniversary date for timely processing. Failure to file your annual No-Change Affidavit may result in the suspension or rescission of your certification.

It is important to note that you also have an ongoing affirmative duty to notify the City of any changes in ownership or control of your firm, or any other fact affecting your firm's eligibility for certification **within 10 days** of such change. These changes may include but are not limited to a change of address, change of business structure, change in ownership or ownership structure, change of business operations, gross receipts and or personal net worth that exceed the program threshold. Failure to provide the City with timely notice of such changes may result in the suspension or rescission of your certification. In addition, you may be liable for civil penalties under Chapter 1-22, "False Claims", of the Municipal Code of Chicago.

Please note – you shall be deemed to have had your certification lapse and will be ineligible to participate as an **MBE/WBE** if you fail to:

- File your annual No-Change Affidavit within the required time period;

- Provide financial or other records requested pursuant to an audit within the required time period;
- Notify the City of any changes affecting your firm's certification **within 10 days** of such change.

Please be reminded of your contractual obligation to cooperate with the City with respect to any reviews, audits or investigation of its contracts and affirmative action programs. We strongly encourage you to assist us in maintaining the integrity of our programs by reporting instances or suspicions of fraud or abuse to the **City's Inspector General at chicagoinspectorgeneral.org, or 866-IG-TIPLINE (866-448-4754).**

Be advised that if you or your firm is found to be involved in certification, bidding and/or contractual fraud or abuse, the City will pursue decertification and debarment. In addition to any other penalty imposed by law, any person who knowingly obtains, or knowingly assists another in obtaining a contract with the City by falsely representing the individual or entity, or the individual or entity assisted is guilty of a misdemeanor, punishable by incarceration in the county jail for a period not to exceed six months, or a fine of not less than $5,000 and not more than $10,000 or both.

Your firm's name will be listed in the City's Directory of Minority and Women-Owned Business Enterprises in the specialty area(s) of:

NAICS Code(s):
541310 - Architecture Services
541410 - Interior Design Services
541611 - Strategic Planning Consulting Services
541490 - Other Specialized Design Services; Exhibition Design

Your firm's participation on City contracts will be credited only toward **MBE/WBE** goals in your area(s) specialty. While your participation on City contracts is not limited to your area of specialty, credit toward goals will be given only for work that is self-performed and providing a commercially useful function that is done in the approved specialty category.

Thank you for your interest in the City's Minority, Women-Owned Business Enterprise, Veteran-Owned Business Enterprise and Business Enterprise Owned or Operated by People with Disabilities (MBE/WBE/VBE/BEPD) Program.

Sincerely,

Tammi Morgan
Contracting Equity Officer

TM/sl

State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
184.007960-0001
001.023335

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
04/30/2027

DESIGN FIRM - ARCHITECT

FUTURE FIRM LLC
ANN LUI
226 S WABASH AVE
FL 5
CHICAGO, IL 60604-2440

MARIO TRETO, JR.
SECRETARY

CAMILE LINDSAY
ACTING DIRECTOR

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20098756

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For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 4200854

EXHIBIT #15

PBC Fee Waiver
(to be inserted later)

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EXHIBIT #16

Guaranteed Maximum Price (GMP)Project Cost Proposal/Cost Form

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REVISED ATTACHMENT A - DESIGN-BUILD SERVICES FOR DFSS BRONZEVILLE REGIONAL SENIOR CENTER - PS3102 GUARANTEED MAXIMUM PRICE COST PROPOSAL

PROJECT NAME:	Design-Build Services for DFSS Bronzeville Regional Senior Center
CONTRACT NO.:	PS3102
DESIGN-BUILDER:	**Burling Builders, Inc.**

	DESCRIPTION		COST
1	**General Conditions**		
	Total General Conditions		**1,486,600.00**
2	**Payment and Performance Bond & Insurance**		
	Payment and Performance Bond	237,500.00	
	Insurance	237,500.00	
	Total Bonds and Insurance		**475,000.00**
3	**Design Phase Services[1]:** (Including but not limited to services and deliverables associated with the following: stakeholder and community engagement, architecture and engineering, LEED/sustainability, environmental barrier(s), FF&E Layout and Design, commissioning, permitting, wayfinding, regulatory and entitlements, code compliance and any required certification)		
	Total Design Phase Services		**1,812,700.00**
4	**Cost of the Work[1]:** Cost of Construction (including Pre-Construction and General Requirements) + Owner Allowances + Design Builder's Contingency + Commission's Contingency		
	Cost of Construction	17,441,600.00	
	Camera Allowance	100,000.00	
	Sitework Allowance	100,000.00	
	Moisture Mitigation Allowance	100,000.00	
	Design-Builders Contingency	615,000.00	
	Commission's Contingency	695,000.00	
	Total Cost of Work		**19,051,600.00**
5	**Design-Builder's Fee** *(Percentage of the total value of line 3 + 4)*	**5%**	
	Total Design-Builder's Fee		**1,043,215.00**
6	**The Guaranteed Maximum Price (Value of Lines 1 + 2 + 3 + 4 + 5)[2]**		**23,869,115.00**

[1] Indicates values to be included in the MBE/WBE calculation of Line 3 + 4

[2] Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (2FM and DFSS)

Joseph R. Targett

Name/Title



Signaure

12/22/2025

Date

Date: May 23, 2025