



PUBLIC BUILDING COMMISSION

Constructive News You Can Use



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I am pleased to provide you with the fall issue of *Constructive News You Can Use*. As the Executive Director of the PBC, I want to make sure you are kept up-to-date on our current projects and how you or your firm can get involved with the PBC. We are focused on our successful track record of providing contracting opportunities to business and creating jobs for residents of the city of Chicago.

The PBC understands that the process of introducing new public facilities or infrastructure to a community is a complex one, involving a variety of professions. Outreach and education are critical to these efforts, and we are constantly developing means, including deploying the technological tools available to us, to draw people and businesses into our programs and projects. Our two recent networking and informational sessions were well attended, while our Architect & Engineer LIQ Database Info Session received so much interest we had to identify a bigger venue to accommodate

the demand. We also hosted a delegation of officials from Hangzhou, China, to exchange information about our role in the planning and construction of Chicago's public facilities. As evident in several of this issue's articles, we've done all of this while still successfully delivering high-quality public facilities to our clients.

We anticipate new and exciting infrastructure projects: schools, libraries, parks and fire stations. We look forward to the opportunities these projects will provide as we work through the various aspects of creating these new or renovated spaces.

Please feel free forward this publication to friends or colleagues as we continue to highlight upcoming opportunities.

Sincerely,

Carina E. Sánchez
PBC Executive Director

CONTRACTOR SPOTLIGHT

Playing Well in the Sand Spotlight on husARchite



Since starting her business in 2010, Chyanne Husar, owner of husARchitecture (pronounced like “whosearchitecture”) said that she owes the start of her company to subcontracting opportunities through the Public Building Commission and the Chicago Housing Authority.

“PBC’s dedication to sustainability creates jobs and a standing that has placed Chicago on the map for their environmental concern,” Chyanne said. “My first subcontract with the PBC gave me a foothold into a niche industry that many architects had not yet explored.”

husARchitecture is a local WBE-certified four person studio that creates solutions that intrinsically link clients with their community and environment. Their wide range of residential and commercial experience include, but are not limited to, programming, design, permitting, construction administration, interior design, LEED administration and architectural consulting. Their projects are inherently sustainable and rely on existing site conditions and maximizing the use of local and reclaimed materials.

Through subcontracts, husARchitecture has worked to prepare a series PBC projects for LEED certification, helped contractors meet goals of the design team and



Chyanne Husar (right) with husARchitecture team members.

Sandbox Together Architecture

made sure that all involved parties are on the same page to reach sustainability objectives.

“We see ourselves as translators for smaller firms to help identify issues as well as serving as the glue that helps bigger firms provide consistent service,” Chyanne said. “In other words, we work so that everyone can play well in the sandbox together.”

husARchitecture has been strong advocates for the next generation of small architecture firms to get a foothold into the industry. After gaining architectural experience in other national and international urban markets, Chyanne came back to Chicago to fulfill a lifelong dream of owning her own firm and sharing her new found culture perspective with the city she loves.

“Just because you are a small firm doesn’t mean all you do is work on small projects,” Chyanne said. “Running a smaller firm is like steering a speedboat. Even though smaller firms are more flexible, the industry waves can seem bigger. But being a small firm doesn’t prevent you from doing anything.”

Through a variety of mediums, husARchitecture is developing teaching tools and support networks to help smaller architects work with government agencies so they can help grow theirs and other small businesses.

“In school you are not taught how to work with government agencies, so at times the learning process can be very difficult,” Chyanne said. “But by supporting each other – through guidance, mentorship and fellowship – we all do better. Our practices do better, our psyches are better, and, hopefully, our community ultimately benefits as well.

“We all need to be given a chance to grow.” ★



husARchitecture acted as Construction LEED Consultant on PBC’s Jamieson Elementary School Annex (pictured, top), helping guide it to a LEED Silver certification.

The firm is also acting as LEED Consultant on two PBC projects currently under construction (pictured, middle & bottom): Ebinger Elementary School Annex and Daley College’s Manufacturing, Technology & Engineering Center.

CHICAGO PUBLIC SCHOOLS 2018 Grand Openings



Columbia Explorers Academy

New Modular Gives Students & Teachers Extra Space

“Nothing gives me greater joy to know that we partnered with the Chicago Public Schools to develop a new modular that will help ease overcrowding and provide Columbia Explorers students with the resources for a quality education,” Carina E. Sánchez, Executive Director of the PBC said.

The new modular at Columbia Explorers Academy is ADA accessible and includes six classrooms with restrooms and storage spaces. Site improvements include a new playlot, exterior finishes and perimeter landscape.

“Schools like Columbia Explorers are taking it day-by-day and class-by-class to provide a great learning environment for kids from Pre-K through 8th grade so they are prepared for high school,” Mayor Emanuel said. “This modular provides students and teachers with extra space and facilities necessary to obtain a 21st century education.”

Columbia Explorers is a neighborhood elementary school. This project relieves overcrowding at the school by adding six classrooms and support spaces.

The General Contractor, OCA Construction, is a certified WBE firm. ★



top: The students and staff of Columbia Explorers Academy were joined by Mayor Rahm Emanuel and 14th Ward Alderman Ed Burke at an 8/31 ribbon-cutting event in front of their new building.

bottom: PBC's project scope included the construction of a new playlot.



Mark Sheridan Math & Science Academy

Creating Space for Student Success

Sheridan Math & Science Academy's commitment to student achievement has been bolstered with a 9,000-square-foot annex housing a gymnasium/multipurpose space and a science classroom. The annex was open for the start of the 2018 academic year.



"From high-quality educational programming to unrivaled athletic facilities, the City of Chicago is committed to making important investments for our students," Mayor Emanuel said. "This annex gives Sheridan students the tools they need to thrive."



The annex and renovations at Sheridan Academy has helped to bring the 1881 building into the 21st century. The installation of an elevator was part of the renovations made to the existing building. In addition, there were upgrades to the parking lot, landscaping, ornamental fencing and the introduction of a new playground.

"I am excited that this annex was built at Sheridan, in a community that appreciates the vital role education has for the future of Chicago," Cook County Commissioner John P. Daley said. "Investments like this across the city help our students excel in academics and athletics so that they can thrive in the 21st century."

top to bottom: Mayor Rahm Emanuel with PBC Project Manager Randy Williams (left) and Assistant Project Manager José Barajas (right); Sheridan's new gymnasium; the school's new science classroom.

"This investment in our community has given Sheridan students the opportunity to take on new academic and athletic challenges," Alderman Patrick Thompson, 11th Ward, said. "The new annex is a staple not only for our students, but for our families and our communities as well." ★



Sheridan staff and students were joined by Mayor Rahm Emanuel, Cook County Commissioner John P. Daley, 11th Ward Alderman Patrick Thompson and members of the PBC at an 8/31 ribbon-cutting event.

Michael M. Byrne Elementary School

Starting the Academic Year with New Educational Opportunities

Byrne Elementary students, parents and teachers joined the PBC, Mayor Rahm Emanuel, CPS CEO Dr. Janice Jackson and Alderman Silvana Tabares to cut the ribbon on the new annex. The addition houses 16 new classrooms, including a science lab, a music room and a library, as well as a large multi-purpose room.

“Year after year, Byrne students achieve record academic gains, and we owe it to them to remove any barriers to academic success,” Mayor Rahm Emanuel said. “This annex provides students and teachers with the space and facilities necessary to obtain a 21st century education.”

Renovations to the legacy building included converting the lunchroom and library into classrooms and updating the fire alarm system. In addition, old modular classrooms were removed and a turf play field was installed.

“This state-of-the-art annex would not have happened without the hard work and dedication of our students, teachers and the whole community,” Alderman Michael Zalewski, 23rd Ward, said at the ribbon-cutting event. “Today we celebrate new opportunities and renewed investments in Garfield Ridge.”

Ilekis Associates served as the Architect of Record and FH Paschen was the General Contractor on the project. ★



top to bottom: Byrne’s new annex; the new library; Mayor Rahm Emanuel with (l to r) PBC Assistant Project Manager Kinderlin Washington, Project Manager Jeff Strauts, Assistant Principal Melody Murphy, 23rd Ward Alderman Silvana Tabares, CPS CEO Janice Jackson and Principal Elizabeth Gallo.

below: Byrne staff and students, Mayor Rahm Emanuel and CPS CEO Janice Jackson at the 8/31 ribbon-cutting event.





left: Lake View's new track & field, playground and parking lot (photo courtesy of Friends of Lake View Facebook).

above: the 8/31 ribbon-cutting; PBC Executive Director Carina Sánchez with Project Manager Tina Harbin, Assistant Project Manager Ricardo Ochoa and the construction team.

Lake View High School

Restoring a High School Built in 1874

As one of the City's oldest neighborhood high schools, the physical appearance of Lake View High School has changed considerably since the school's opening in 1874.

Fire destroyed the entire structure in March 1885. The new, larger school opened on May 28, 1886, and in 1898 a four-story addition was added. In 1916 a five-story building was erected, and another section was added in 1939. Lake View High School now covers a full city block. A Campus Park was added in 1997 and a state-of-the-art science lab and student health center was added in 1998. The school is now undergoing extensive renovations in the gymnasium, cafeteria, kitchen, servery and common areas.

"Schools are vital community anchors for students to learn, discover and explore," Carina E. Sánchez, Executive Director, PBC said. "The PBC is proud to preserve the history of this building while modernizing it for students today."

The PBC recently completed the installation of an artificial turf field with surrounding walking track, new play structure and reconfigured parking. Interior renovations are still underway.

"The work we are doing, to make this old school new again, is great for the neighborhood and for the present and future students of this school," Sánchez said. ★



The site of Lake View's turf field before the renovation.

Merlo Branch Library

Architectural, Community Specific Design Updates

Chicago Public Library's Merlo Branch, located at 644 West Belmont Avenue and named after local community leader and Chicago politician John M. Merlo, will undergo extensive renovations and upgrades.

The 15,000-square-foot Merlo Branch Library will be redesigned to create welcoming and flexible spaces that provide access to library services for residents of all ages. Investments will be made to the facility and to library programming, bringing a modern, state-of-the-art facility to the Lakeview community.

"The renovation and modernization of Merlo Branch will help children, families and seniors grow in an already a tremendous community asset," 44th Ward Alderman Tom Tunney said. "I look forward to seeing the library bustle with residents from Lakeview and across the city for years to come."

Improvements include an early learning play space for children, a dedicated teen space, additional seating, additional meeting and study spaces and refreshed collections. The Merlo Branch will have digital skills training available to patrons of any age through the Library's CyberNavigator program.

"We are thrilled to renovate this neighborhood branch and modernize its offerings," Library Commissioner Brian Bannon said. "The expanded building will provide more space for children to learn, teens to create, and adults to gather as community members."

Carina E. Sánchez, Executive Director of the PBC emphasized that the Merlo Branch project is not a complete teardown and rebuild. Due to a high-quality original design and 'good bones,' the existing building is an ideal candidate for a modernization and renovation.

"We look forward to performing the renovation on the existing facility," Sánchez said. "This project will enhance the quality and architectural design of the neighborhood, provide jobs during the construction period and leave the community with enhanced library resources."

The branch renovations will be designed by Ross Barney Architects. The anticipated scope of the modernization and renovation includes restoration to the façade, introducing energy-efficient mechanical systems, lighting and roofing. ★



Top: PBC Executive Director Carina Sánchez joined Mayor Rahm Emanuel, 44th Ward Alderman Tom Tunney, CPL Commissioner Brian Bannon and Architect Carol Ross Barney to announce the updates to Merlo Branch.

Middle: Merlo Branch Library today.

Bottom: a historic photo of the Merlo Branch, prior to its renaming.



Robert J. Richardson Middle School

Brick Industry Association “Best in Class”

Since 1989, the Brick Industry Association (BIA) has sponsored one of the country’s most prestigious architectural award programs—the Brick in Architecture Awards. Richardson Middle School, a 2016 PBC project, is the Best in Class winner for the Education (K-12) category.

The annual awards honor outstanding, innovative and sustainable architecture that incorporate clay brick products as the predominant exterior building or paving material. Judged by a jury of independent design professionals, the BIA competition awards five Best in Class distinctions.

Richardson Middle School was designed with uniformly-sized punched window openings, a cost-cutting measure that provided an additional challenge: how to make the building’s façade appear warm and welcoming. This was achieved through the placement of brightly glazed brick panels of varying colors in between these standard punched windows. These red, orange, yellow, green and purple accent panels

punctuate the white brick exterior while small, square windows pepper sections of black manganese brick.

As a Best in Class winner, the school will receive national recognition through a special Brick in Architecture insert in the December 2018 issue of *Architect* magazine.

STR Partners served as the architect and K.R. Miller was the general contractor. ★





ARCHITECT AND ENGINEER LIQ DATABASE INFO SESSION

The Art & Science of Designing Buildings

In our quest to continue to produce high-quality design, the PBC hosted an Informational Session for Letters of Interest & Qualification for Engineering and Architecture Services. More than 200 individuals attended the session to learn about the submittal process, update their information in our database, learn about future PBC projects and network with industry professionals.

“PBC embraces any opportunity to stretch the boundaries of what it means to be a municipal development agency. Our work is changing and improving neighborhoods and it is also changing lives by creating jobs and contracting opportunities,” Lori Lypton, Chief of Staff, PBC said during the informational session. “Therefore, on behalf of the PBC, I invite you to submit information or update your profiles in our AOR and EOR database and ensure that we have all of your latest information for future projects.”

The PBC at times petitions architect or engineer services for projects undertaken. The LIQ database allows firms that are interested in being selected as an Architect or Engineer of Record the opportunity to present their qualifications to the PBC. The LIQ covers projects being developed by the PBC in the

future and also offers firms the opportunity to introduce themselves, state their interest in providing AOR or EOR services and have their portfolio on file at the PBC.

“Architects and Engineers are responsible for a full range of services inclusive of delivering inspiring and cost effective design, employing durable construction practices and utilizing sustainable development principals,” Lypton said. “The PBC encourages all capable firms, including minority and women owned firms and those without PBC experience, to respond to this LIQ.”

LIQ submittal and update information can be found on the [PBC website](#). ★



PBC Chief Development Officer Ray Giderof addresses over 200 attendees at the LIQ Database Info Session.





PBC Information Session

PBC Hosts Job Order Contracting Information Session

This fall, the PBC hosted a Job Order Contracting (JOC) Networking Session and Pre-Submittal Conference. The session provided an overview of PBC’s JOC program, introduced the Prequalified General Contractors to the subcontractor and supplier communities, identified potential subcontracting opportunities and provided a forum for PBC’s Prequalified General Contractors to meet interested subcontractors and suppliers.



top to bottom: PBC Chief of Staff Lori Ann Lyson speaks to an audience of interested firms at the JOC information session; approximately 80 firms attended the event, which was held at the Charles A. Hayes Family Investment Center

Approximately 80 firm representatives attended to determine if they qualified for the program and if it was beneficial for their organization.

“The JOC program works for contractors because there is a predetermined scope and unit price, known competition and their risk is reduced,” Ray Giderof, PBC Chief Development Officer said during the session. “But the program is also beneficial to our clients due to the fixed prices, alternate procurement process and the ability to execute a number of projects, so the JOC Program benefits all involved in the delivering of a high-quality product.”

Prior to the networking, firms took the time to ask a series of detail questions ranging from contract documentation and adjustment factors to joint ventures and MBE/WBE compliance.

More information on the JOC Program can be found on the [PBC website](#).★



PBC Information Session

PBC Hosts Project Development Services Networking Session

The PBC hosted a Project Development Service (PDS) Networking Session and Pre-Submittal Conference to answer questions and provide potential bidders with information on how to submit evidence of successful previous experience, their financial capability, their qualified personnel and how to properly submit the requisite licensing and certifications.

Approximately 100 attendees received an overview of the PDS Program, were introduced to potential contracting/subcontracting opportunities and were provided with a forum for pre-qualified general contractors to meet.

“The intent of the PDS Informational Session was to identify qualified firms to provide services for various projects that may be undertaken by the PBC,” Ray Giderof, Chief Development Officer said. “Our PDS representatives serve as a direct extension of the PBC and are held to the same level of professionalism and attention to detail as the PBC.”

The PBC has established a general management structure for developing and implementing capital projects on behalf of its clients. It is the intent of the PBC to create a qualified pool of PDS firms for future work.

More information on the PDS program can be found on the PBC website. ★



Chicagoans at Work

#PBCBehindTheBuild

Our #PBCBehindTheBuild social media campaign featuring Chicago residents working on PBC project is being published on our website and posted to Facebook, Twitter and LinkedIn. We highlighted a select few in this publication but are thankful for the hard work and commitment from all of our partners. Check out some of their stories here and log on to [our website](#) to see more.

PBC Exchanges Information with Chinese Delegation

The PBC fulfilled the request from the US-China Business Training Center and hosted a delegation of 21 Chinese Officials from Hangzhou. PBC staff presented an organizational overview and fielded a series of questions ranging from scope and budget to risk assessment and site constraints.

The leader of the delegation, Mr. Yongjin Wong, Director of Construction Management of Hangzhou CBD Investment Group, believes the shared information will be valuable in furthering their initiatives.



“We were very interested in visiting the Public Building Commission to learn about their role in the planning and construction of Chicago’s public facilities,” Wong said through an interpreter. “We are very thankful that they have taken the time to present on our areas of interests while in the United States.”

The Chinese delegation was in the United States for more than 10 days with visits in Los Angeles and Chicago before returning home. ★



BEHIND THE BUILD

Chicagoans at work on PBC projects

“A few of the guys on the project are jealous because I live just two miles from the site, so I get to sleep later and I still make it to work on time. Some of our vendors have told me that they attended this school 30 or 40 years ago. They’re happy we’re renovating the original building. “It’s a challenge to work on such an old building—preserving its history while modernizing it for students today. It’s good to know that now I’m a part of this great school’s history.”

Jaime Sutton, Lake View resident & brickmason for 6 years, working on PBC’s Lake View High School renovation project



THE PUBLIC BUILDING COMMISSION Out & About



BEHIND THE BUILD

Chicagoans at work on PBC projects

"I was an electrician on the Southeast Area Elementary School project in 2016, so I was happy to find another PBC project. I've seen Sheridan's current gym, and this new annex is definitely something that the students need. Kids need recreational outlets, and what we're building here will fulfill the needs of the school and the community."

Robert Rodriguez, electrician with 18 years of experience, working on PBC's Sheridan Math & Science Academy annex project



Opposite page, l to r: On July 11, PBC Chief of Staff Lori Lypton (left) spoke at a DPS workshop: *Doing Business with Sister Agencies*; On July 12, PBC hosted a table at the City of Chicago Vendor Fair

This page, l to r: On September 27, PBC hosted a table at the Chicago Park District Vendor Fair; PBC Director of Development Ray Giderof took part in a panel hosted by Chicago Women in Architecture on October 3.



BEHIND THE BUILD

Chicagoans at work on PBC projects

“We are basically wiring the school to give the kids a Star Trek experience—the lighting, the smart boards and the internet connections are top of the line. Our work will definitely enhance the learning experience for each and every Byrne student.”

**Agustin Rosado, Electrician for 29 years
working on PBC’s Byrne Elementary School annex project**

Doing Business with the PBC



The PBC frequently offers contracting and professional service opportunities to local businesses. We make certain there are competitive business opportunities for Minority and Women Business Enterprises (MBE/WBE) in our delivery of projects both in construction and professional services.

Those interested in working with the PBC are encouraged to visit our website and register for PBC Alerts, your direct connection to upcoming contracting opportunities with the PBC. This free service notifies you by email each time a contracting or prequalification opportunity becomes available. Upcoming opportunities are listed below.

CURRENT OPPORTUNITIES	TYPE OF SERVICE	RESPONSE DUE
RFP: Permit Expediter Services	Professional Service	11/16/2018
RFP: Construction Management at Risk Services	Professional Service	11/28/2018
RFP: Constructability Review Services	Professional Service	12/06/2018
RFP: Construction Signage Services	Professional Service	01/08/2019

UPCOMING OPPORTUNITIES	TYPE OF SERVICE	QUARTER
Utility Locating and Coordination Services	Professional Service	Q4 2018
Design-Build Services	Professional Service	Q4 2018 / Q1 2019



PUBLIC BUILDING COMMISSION OF CHICAGO

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