

SECTION III – PROJECT DESCRIPTION

PROJECT NAME:	Pershing Road Center Building Upgrades
PROJECT ADDRESS:	1819 West Pershing Rd
PROJECT NUMBER:	04026
PROJECT WARD:	12
ALDERMAN:	George A. Cardenas
ARCHITECT OF RECORD:	Harding Mode Joint Venture
PROJECT REGION:	3 (26 th Street to 138 th Street)
GROUP NUMBER:	8 (total 4 facilities within Group 8)
INVEST SOUTH/WEST CORRIDOR:	No
INVEST SOUTH/WEST COMMUNITY AREA:	Yes

PROJECT DESCRIPTION:

The Project scope consists of renovation of a pre-existing Pershing Road Center Building located at 1819 West Pershing Road within the McKinley Park Neighborhood for the City of Chicago's Department of Assets, Information & Services (AIS). The building is approximately 630,000sf and includes 6 levels above grade, with a basement. The building is constructed of masonry and is connected to two other similar adjacent buildings via underground tunnels and overhead enclosed bridges. The Project intent consists of core and shell construction and life safety code requirements. The building usage is for active storage and office spaces for multiple City departments, temporary Board of Elections activity, and administrative functions. The Project anticipates including required Building Code alterations such as handrails/guardrails, fire separations, new rated doors and hardware, sprinkler system with required standpipes, 2 way communication, and alarm system, lighting, signage, demolition of existing drywall and metal studs, environmental remediation in areas of work, HVAC repairs, upgrades, and system controls, electrical and lighting upgrades to meet code and removal of hazards, elevator controls, toilet room upgrades to meet minimum code requirements, and the possible installation of drywall partitions and chain link floor to ceiling dividers and associated interior repairs to accommodate the relocation of the BOE staff from the adjacent Building located at 1869 West Pershing Road. The exterior envelope work such as window replacement, tuckpointing of masonry, and roof replacement will be addressed at the same time by a separate project and will require coordination.

PROPOSED PROJECT SCHEDULE:

The proposed design and construction schedule as well as any other proposed dates for this procurement are subject to change.

Present CM Entity Award Recommendation to Board for Approval:	2 nd Quarter 2022
Substantial Completion:	4 th Quarter 2022

The CM is responsible for providing assistance on all design, engineering, permitting tasks, confirming construction costs, Project Schedule and delivery, along with procuring Subcontractors to execute all required construction work.

DESIGN AND CONSTRUCTION BUDGET:

\$8,000,000 - \$10,000,000

The budget includes, but is not limited to: Pre-construction and Construction

PROJECT CONSIDERATIONS:

Permitting: SPR - Standard Plan Review
Environmental: ACM and LBP Abatement
BOE: Coordination
Coordination with on-going construction (by others)
Adjacent occupancies
Project Phasing, as required

ATTACHMENTS:

RP_HMJV_PershingCenter_AssessmentReport_20210709
RP_PBC_JM_1819Pershing_ExecutiveSummary_20211028
CE_RLB_PershingCenter_5yrConceptEstimate_20211013