

## SECTION III – PROJECT DESCRIPTION

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<b>PROJECT NAME:</b>	Pershing Road East Building Upgrades
<b>PROJECT ADDRESS:</b>	1769 West Pershing Road
<b>PROJECT NUMBER:</b>	04027
<b>PROJECT WARD:</b>	12
<b>ALDERMAN:</b>	George A. Cardenas
<b>DESIGN ARCHITECT:</b>	Harding Mode Joint Venture
<b>PROJECT REGION:</b>	3 (26 <sup>th</sup> Street to 138 <sup>th</sup> Street)
<b>GROUP NUMBER:</b>	8 (total 4 facilities within Group 8)
<b>INVEST SOUTH/WEST CORRIDOR:</b>	No
<b>INVEST SOUTH/WEST COMMUNITY AREA:</b>	Yes

### PROJECT DESCRIPTION:

The Project scope consists of renovation of an existing building (Pershing East Building) located at 1769 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 bridge. The Project intent is to address code related requirements to enable the building to be classified a "Vacant" under the City of Chicago code by addressing the life safety issues. The Building currently has limited use for inactive storage across miscellaneous locations within the existing 6 levels and basement spaces. The Project scope anticipates including the removal of fire loads from the interior, necessary structural repairs to the inactivated/empty elevator shafts and top floors, ensure proper exiting from all areas of the building including signage, communication systems, and protected passages, provide code required fire separations, provide code required fire protection systems (sprinklers are not required), minimal ventilation to prevent humidity buildup, security systems, minimal electrical power and lights to address code requirements, cap/remove unnecessary plumbing, and abatement of environmental hazardous materials in areas of work only. The Project scope also anticipates constructing 4 hour separations between this building and the adjacent 1819 West Pershing Road Center Building at the two bridges and tunnel with code compliant access. 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 are subject to change.

<b>Present CM Entity Award Recommendation to Board for Approval:</b>	2 <sup>nd</sup> Quarter 2022
<b>Substantial Completion:</b>	4 <sup>th</sup> 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 IMPACTS:

Permitting: SPR - Standard Plan Review  
Environmental: ACM and LBP Abatement  
Coordination with other on-going construction projects  
Adjacent occupancies  
Project Phasing, as required

### ATTACHMENTS:

RP\_HMJV\_PershingEast\_AssessmentReport\_20210709  
CE\_RLB\_PershingEast\_ConceptEstimate\_20211104