

SECTION III – PROJECT DESCRIPTION

PROJECT NAME:	Pershing Road West Building and Tunnel Upgrades
PROJECT ADDRESS:	1869 West Pershing Rd
PROJECT NUMBER:	04028
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 WEST BUILDING:

The Project scope consists of renovation of a pre-existing Pershing Road West Building located at 1869 West Pershing Rd 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 connected to two other similar buildings via underground tunnels and overhead enclosed bridge. The Project intent consists of upgrades and renovations to address minimum code requirements and core and shell upgrades to existing 5th and 6th floors. The building is used by multiple city departments and public user agencies. The Project scope anticipates including, but is not limited to, alterations to meet minimum building code requirements, such as handrails/guardrails, fire separations, rated doors and code compliant hardware, elevator upgrades, and fire protection systems.

PROJECT DESCRIPTION TUNNEL:

The project scope also anticipates including work to abandon the utility tunnels and structurally secure the tunnel along the south side of this building and the two adjoining buildings including abatement as required to enable the work, construction of isolating structural walls, securing new pathways for utilities, and filling the tunnels with flowable fill. The utility tunnel is approximately 930LF and connects to the two adjoining buildings. Time is of the essence for this scope of work – a separate Milestone Completion Date will be established. 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
Tunnel Work Completion Milestone:	3 rd 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.

ANTICIPATED COST OF CONSTRUCTION:

\$10,000,000 - \$ 12,000,000

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

PROJECT CONSIDERATIONS:

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

ATTACHMENTS:

RP_HMJV_PershingWest_AssessmentReport_20210730
RP_HMJV_PershingRdTunnelReport_20210629
RP_HMJV_PAH_West_5yrProgrammingReport_20210914
DWG_HMJV_04208_Pershing_Tunnel_100PctCD_20211116
CE_RLB_Pershing_WestBuildingConcept Estimate_20220126
CE_RLB_PershingWestTunnel_100PctCD Estimate_20211026