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Engine Company 115 Fire Station

New Construction | 1024 West 119th Street Chicago, Illinois

Project Location:

1024 West 119th Street Chicago, Illinois

Owner/Client:

Public Building Commission of Chicago

Design Architect

DLR Group

General Contractor:

UJAMAA/Trice Joint Venture

Started/Completed:

Bid and Award Start and End:
12/07/18 – 3/19/19

Construction Start and End:

7/26/19 – 1/22/21

Final Completion:

3/31/21

Contract Value:

\$21,674,405 Original Contract

\$22,345,675 Final Contract



The Engine Company 115 Fire Station is the second-largest fire station in the city. It holds the Chicago Fire Department District Office, an Office of Emergency Management and Communications radio communication tower. The construction is 27,000-square-feet, single-story fire station with housing sleeping quarters, locker rooms, workout facility, full-service kitchen with pantry and dining area, day room, laundry, and wellness room for approximately 20 firefighters/EMTs and 8 officers.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes

Englewood STEM High School

New Construction | 6835 S. Normal Boulevard Chicago, Illinois

Project Location:

6835 South Normal Boulevard
Chicago, Illinois 60621

Owner/Client:

Public Building Commission of
Chicago

Design Architect:

SMNG-A, Ltd.

Design Builder:

UJAMAA Power II Joint Venture

Started/Completed:

Issued for Bid: xxx

Notice of Award: xxx

Notice to Proceed: xxx

Opening: Fall 2019

Contract Value:

Original Contract: \$76,737,105

Estimated Final Cost: \$85,000,000

References:

Ray Giderof

Public Building Commission of
Chicago

Chief Development Officer

50 West Washington Rm 200

Chicago, IL 60602

312.532.0267



The high school features modern, multipurpose educational spaces for diverse learning, music, art, health, dance, and more. Its campus includes fields for baseball, softball, football, and track, as well as tennis and basketball courts. The building also houses a self-contained school-based health center designed to support both the students and the community-at-large.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program change.

Mark T. Skinner West Elementary Annex

New Construction | 1260 West Adams Street Chicago, Illinois

Project Location:

1260 West Adams Street

Chicago, Illinois 60607

Owner/Client:

Public Building Commission of
Chicago/ Chicago Public Schools

Architect of Record

SWWB Ltd. Architects

4640 N. Francisco Suite 1

Chicago, Illinois 60625

General Contractor:

F.H. Paschen

5515 N. East River Rd

Chicago, Illinois 60656

Started/Completed:

Issued for Bid: 6/20/2017

Notice of Award: 8/9/2017

Notice to Proceed: 8/22/2017

Completion: 1/11/2019

Contract Value:

Original Contract: \$11,804,000.00

Final Contract: \$12,528,536.71

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The project consists of the construction of a new 36,000 GSF, four-story annex to the existing Skinner West Elementary School. The new Annex will include 19 new typical classrooms, an art room, science room, and computer classroom. The scope of work also includes site improvement, a new underground water detention system, a new elevator, and miscellaneous renovations to the existing building. A new chiller for HVAC will also be included and serve the new annex. Renovations to the existing building include upgrades to the existing mechanical, electrical, plumbing, and fire protection systems to support the new annex. The landscaping work will consist of restoration of the existing landscaping, as well as new landscaping.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering, and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Williams Park Fieldhouse

New Construction | 2820 S. State Street Chicago, Illinois

Project Location:

2820 South State Street
Chicago, Illinois 60616

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

STL Architects

General Contractor:

Burling Builders, Inc.

Started/Completed:

Announced: 5/2/2017

Notice to Proceed: xxx

Opening Date: 10/7/2019

Contract Value:

Estimated Cost: \$6,000,000

(financed from the Chicago
Housing Authority)

References

Ray Giderof

Public Building Commission of
Chicago

Chief Development Officer

50 West Washington Rm 200

Chicago, IL 60602

312.532.0267



The Public Building Commission of Chicago's work consists of the construction on the new 11,000 square-foot fieldhouse and associated sit work. The fieldhouse located adjacent to the Chicago Housing Authority Dearborn Homes will replace an existing fieldhouse and will support the Chicago Park District and Chicago Housing Authority's expanding programming needs. The single-story facility will be home to an entry lobby and reception area, gymnasium, and multipurpose clubrooms for art, education, performances, meetings, and exercise. In addition, the site improvements include a new spray pool, landscaping, bike racks, exterior lighting, and concrete sidewalks and benches.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Prosser Career Academy

Renovations | 2148 North Long Avenue Chicago, IL

Project Location:

2148 North Long Avenue

Chicago, IL 60639

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

Tilton, Kelly + Bell

55 West Monroe

Chicago, IL 60603

Construction Manager

Bulley & Andrews

(773)-235-2433

Started/Completed:

Begin Design Work: 11/2018

Opening of wing: 10/2019

Construction Management Services Contract Value:

Original Contract: \$12,550,000

Final Contract: \$12,633,000

References

Ray Giderof

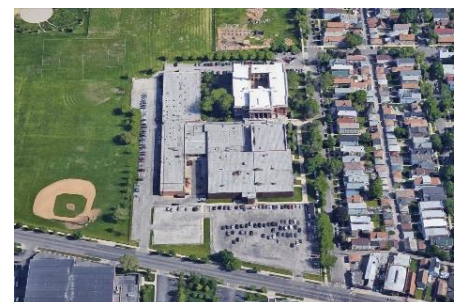
Public Building Commission of
Chicago

Chief Development Officer

50 West Washington Rm 200

Chicago, IL 60602

312.532.0267



The work at Prosser Career Academy includes a newly renovated 38,000 SF CTE (Career & Technical Education) wing to support Chicago Builds, a two-year training program in the building trades for 11th and 12th grade students who are interested in pursuing a career in the building trades after high school graduation. Prosser's CTE wing currently houses programs such as auto mechanics, culinary arts, graphics arts, HVAC, carpentry, and a machine shop. This wing's renovations will include water filtration repairs, interior finish updates, and IT, fire protection, and mechanical systems upgrades. The roof and building envelope will be repaired as needed. Programming improvements are anticipated to include a culinary arts lab, a low voltage/solar lab, digital media labs, a fabrication lab, and a computer classroom with offices and conference room. The project also includes site improvements such as parking lot upgrades, landscaping and ADA accessibility improvements.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering, and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

South Loop Elementary School

New Construction | 1601 S. Dearborn Street Chicago, Illinois

Project Location:

1601 South Dearborn Street

Chicago, Illinois 60601

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

Schroeder Murchie Niemiec
Gazda-Auskalnis Architects, Ltd.
(appointed by CPS)

General Contractor:

Madison Construction Company

Started/Completed:

Issued for Bid: xxx

Notice of Award: xxx

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

Estimated Cost (1st): \$55,000,000

Estimated Final Cost:
\$63,000,000

References:

Ray Giderof

Public Building Commission of
Chicago

Chief Development Officer

50 West Washington Rm 200

Chicago, IL 60602

312.532.0267



The Public Building Commission of Chicago managed construction on the new 120,000 square-foot South Loop Elementary School. The brand new four-story facility features 32 typical classrooms, 4 kindergarten classrooms, 3 'pull-out' classrooms, 2 computer classrooms, 3 science classrooms, 2 art classrooms, 1 multi-purpose room, 1 music room with an operable partition, a 2-position gym with stage, library, dining room with a server and hybrid kitchen, administrative center and student services suite, and a roof top play area. Building construction is a structural steel frame; cast-in-place lateral bracing; pile foundations; and an exterior cavity wall envelope of cold formed framing and face brick veneer. Site improvements consisted of a new parking lot, storm water management improvements, play lot, water/transformer enclosure, landscape planters, site furnishings, and right-of-way improvements.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Kenwood Academy High School

Renovations | 5015 South Blackstone Avenue Chicago, Illinois

Project Location:

5015 S Blackstone Ave
Chicago, IL 60615

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

Milhouse Engineering and
Construction

General Contractor:

Gilbane Building Company

Started/Completed:

Issued for Bid:
Notice of Award: 11/11/2018
Notice to Proceed:
Completion:

Contract Value:

Original Contract: \$10,760,000
Final Contract: \$11,434,000

References

Ray Giderof
Public Building Commission of
Chicago
Chief Development Officer
50 West Washington Rm 200
Chicago, IL 60602
312.532.0267



The PBC Board undertook a Partial Undertaking from the Board of Education for the Kenwood Academy High School Renovation Project. The project included renovations at the existing Kenwood Academy High School, including upgrades to the MEP systems, targeted roof repair, locker room renovations and new interior lighting. The school, which opened in 1969, has a total enrollment of 1,800 students. Kenwood is located on the south side of Chicago and serves students who live in the Kenwood/Hyde Park areas as well as those from surrounding neighborhoods.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering, and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Palmer Elementary School Annex & Renovations

Renovations & Annex | 5051 North Kenneth Avenue Chicago, IL

Project Location:

5051 North Kenneth Avenue

Chicago, IL

Owner/Client:

Public Building Commission of
Chicago

Architect of Record:

Bauer Latoza Studio

Design Architects:

FGM Architects

Construction Manager at Risk:

Joint Venture: Blinderman
Construction Company and ALL
Masonry Construction Company

Started/Completed:

Announced: 7/8/2018

Contract Value:

Final Contract: \$17,800,000

References

Ray Giderof

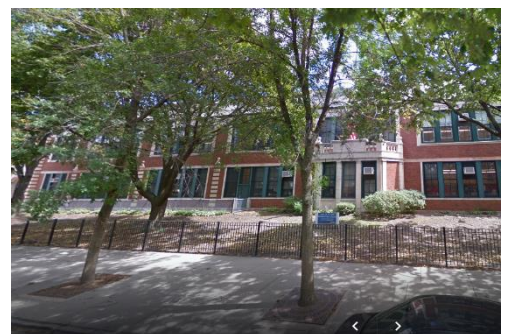
Public Building Commission of
Chicago

Chief Development Officer

50 West Washington Rm 200

Chicago, IL 60602

312.532.0267



PBC Board allowed us to contribute on a partial undertaking request from the Board of Education for a new annex at John M. Palmer Elementary School.

Improvements at Palmer Elementary include the construction of an addition as well as a new roof, new paint in classrooms and hallways along with new lockers and floor tile. The modular-classroom unit will be removed and replaced with green space and a playground.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes

Waters Elementary School Annex and Renovations

Annex & Renovations | 4540 North Campbell Avenue Chicago, Illinois 60625

Project Location:

4540 North Campbell Avenue
Chicago, Illinois 60625

Owner/Client:

Public Building Commission of
Chicago/ Chicago Public Schools

Architect of Record

Bailey Edwards Design, Inc. and
Doyle & Associates

Design Architects:

Legat Architects

Construction Manager at Risk:

Gilbane Building Company

Started/Completed:

Issued for Bid:

Notice of Award:

Notice to Proceed:

Completion:

Contract Value:

Original Contract: \$22,780,000

Final Contract: \$24,632,390

References:

Ray Giderof

Public Building Commission of Chicago

Chief Development Officer

50 West Washington Rm 200

Chicago, IL 60602

312.532.0267



The project includes the construction of a new annex as well as improvements to the existing school building and site. The new annex is built on the northeast part of the school's campus, replacing one of its two playgrounds. The addition houses standard classrooms, a music room, art room, a multipurpose room, restrooms, elevator, and a media center. Site improvements include parking lot upgrades, storm water management infrastructure, landscaping, and a new outdoor play area. Some renovations also took place within the existing school building.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering, and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

31st Street Harbor

New Construction | 3155 South Lake Shore Drive Chicago, Illinois

Project Location:

3155 South Lake Shore Drive

Chicago, Illinois 60616

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

EDAW AECOM

General Contractor:

Paschen Gillen Skipper Marine
Joint Venture

James McHugh Construction Co.

Project Management

URS Corporation

Started/Completed:

Issued for Bid: xxx

Notice of Award: xxx

Notice to Proceed: xxx

Final Completion: 2012

Contract Value:

\$xxxxxxx Original Contract

\$xxxxxxx Final Contract

References:

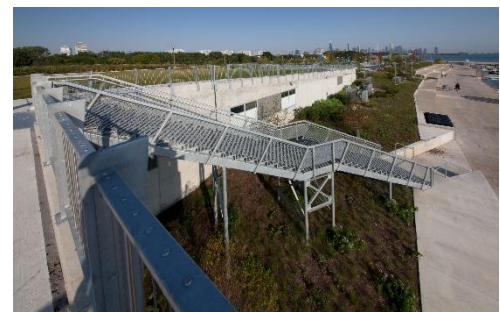
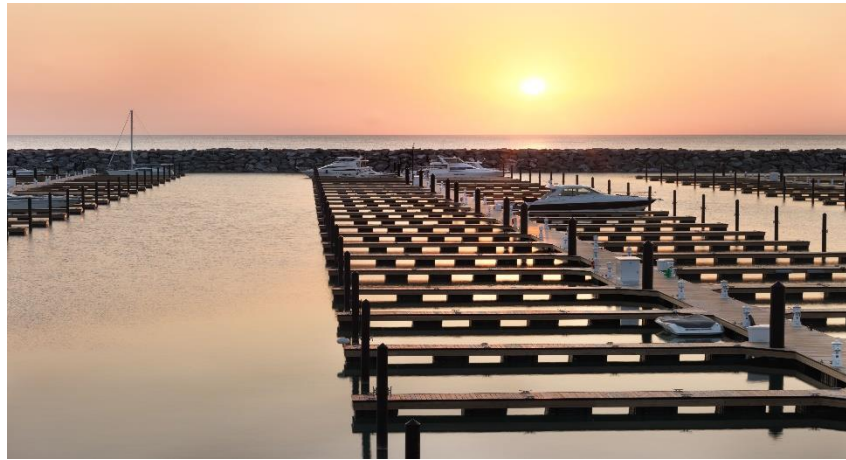
Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The scope includes the construction of a 2,700 ft. long breakwater; approximately 1000 new boat slips, green roof parking garage and other parking improvements. The is also reconfigured entrance to improve access; the creation of approximately 4 acres of new park space including a playground, promenade, open lawn area, terraced steps; a harbor facility including a restaurant and community space. This project is also LEED GOLD Certified.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Belmont Cragin Elementary School

New Construction & Renovation | 6112 West Fullerton Avenue Chicago, Illinois

Project Location:

6112 West Fullerton Avenue

Chicago, Illinois

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

SMNG-A, Ltd.

FORMA Architecture

General Contractor:

Sollitt /Sachi Joint Venture

Started/Completed:

Issued for Bid: 4/8/21

Notice of Award: 5/18/21

Construction begin: 5/25/21

Final Completion (Projected): 8/5/22

Contract Value:

\$31,904,588.00 Original Contract

\$xxxxxxx Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The project consists of the construction of a new 3-story, approximately 85,900GSF, Chicago Public School (CPS) building, and gymnasium facility linked to an existing Chicago Park District (CPD) Fieldhouse, along with site development and CPD interior renovations as part of the link. The existing Riis Park Fieldhouse's main building will remain except for the 1-story rear gymnasium wing which will be demolished. Interior renovations within the CPD Fieldhouse will also consist of scope for the Fire Alarm System and utility upgrades. A new multi-purpose cafeteria, gymnasium and auditorium wing will be built to serve both the new elementary school, as well as the Chicago Park District programming and events.

May 2021 Update: Currently total award criteria figure is \$31,904,588.00

Work on site should start June 2021

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Esmond Elementary School Annex

Annex | 1865 West Montvale Avenue Chicago, Illinois

Project Location:

1865 West Montvale Avenue,
Chicago, Illinois 60643

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

ONYX Architectural Services

General Contractor:

F. H. Paschen

Started/Completed:

Issued for Bid: 12/5/2017

Notice of Award: 12/12/2017

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$xxxxxxx Original Contract

\$11,621,087.50 Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The construction is a new approximately 20,000 sq. ft., two-story annex to an existing two-story school and demolition of the existing annex building. The annex will include (1) standard classroom, (1) science classroom with storage, (1) computer room with storage, (1) art room with storage, (1) administrative office, a new library, a new dining room, hybrid kitchen and kitchen server, storage, toilets, elevator, utility rooms, and building support space. The project will also include parking lot upgrades, loading area, refuse enclosure, storm water management infrastructure, a new turf field and a new outdoor playground. Additionally, exterior envelope repairs will occur and a new roof will be constructed at the existing building.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Ernst Prussing Elementary School Annex

Annex | 4650 North Menard Avenue Chicago, Illinois

Project Location:

4650 North Menard Avenue,
Chicago, Illinois 60630

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

Legat Architects

General Contractor:

The George Sollitt Construction
Company

Started/Completed:

Issued for Bid: 11/1/17

Notice of Award: 12/7/17

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$16,470,628.30 Original Contract

\$xxxxxxx Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm
200

Chicago, Illinois 60602

312.744.3090



The construction consists of a new approximately 23,000 sq. ft. primarily one-story annex to an existing two-story school and demolition of the existing two (2) and four (4) modular classroom units. The proposed annex will include (2) general classrooms, (1) computer classroom with storage, (1) science classroom with storage, (1) art room with storage, (1) music room with storage, a new dining room, hybrid kitchen, and kitchen server, (1) administration office, toilets, and an elevator. A small second story will house mechanical and electrical rooms, as well as an MDF room. The project will also include a replacement parking lot, loading area, refuse enclosure, storm water management infrastructure and a new turf field. Work within the existing building will include conversion of the existing dining room and kitchen into (2) kindergarten classrooms. In addition, structural repair work including the removal of deaver beams, masonry repairs and roof replacement will occur.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Decatur Classical School

Annex & Renovations | 7030 North Sacramento Avenue Chicago, Illinois

Project Location:

7030 North Sacramento Avenue
Chicago, Illinois 60645

Owner/Client:

Public Building Commission of
Chicago

Architect of Record:

Muller & Muller Architects

Design Architect:

SMNG-A, Ltd.

Construction Manager at Risk:

Berglund Construction Company

Started/Completed:

Issued for Bid: xxx

Notice of Award: xxx

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$20,750,000 Original Contract

\$22,389,600 Final Contract

References:

Carina E Sanchez

Public Building Commission
50 West Washington Street Rm 200
Chicago, Illinois 60602
312.744.3090



The scope of work at Decatur includes the construction of a new and improvements to the existing school and site. The annex is projected to house a gym with stage, lunch/multipurpose room, additional classrooms and a library. Renovations to the existing school building include updates to classrooms and repairs to the roof. Site improvements include parking upgrades and a new play area.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Rogers Elementary School

Annex & Renovations | 7345 North Washtenaw Avenue Chicago, Illinois

Project Location:

7345 North Washtenaw Avenue
Chicago, Illinois 60645

Owner/Client:

Public Building Commission of
Chicago

Architect of Record

UrbanWorks, Ltd.

Design Architect:

Legat Architects

Construction Manager at Risk:

Henry Brothers Company

Started/Completed:

Issued for Bid: xxx

Notice of Award: xxx

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$16,160,000 Original Contract

\$16,879,926 Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The project is anticipated to include the construction of a new annex, as well as with improvements to the existing school and site. Rogers elementary is a Level 1+ Neighborhood School located in the West Ridge neighborhood of Rogers Park. The school was built in 1937 and received an addition in 1952. Rogers school is an ethnically, culturally, and economically diverse neighborhood school currently serving over 700 pre-kindergarten through 8th grade students.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Poe Classical School

Annex & Renovations | 10538 South Langley Avenue Chicago, Illinois

Project Location:

10538 South Langley Avenue

Chicago, Illinois 60628

Owner/Client:

Public Building Commission of
Chicago

Architect of Record:

Moody Nolan &

ONYX Architectural Services

Design Architect:

FGM Architects

Construction Manager at Risk:

Berglund Construction Company

Started/Completed:

Issued for Bid: xxx

Notice of Award: xxx

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$xxxxxxx Original Contract

\$13,978,000 Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The project is anticipated to include the construction of a new annex as well as improvements to the existing school and site to support the school's increased enrollment.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Emiliano Zapata Academy

Annex | 2728 South Kostner Avenue Chicago, Illinois

Project Location:

2728 South Kostner Avenue Chicago,
Illinois 6062

Owner/Client:

Public Building Commission of
Chicago

Architect of Record:

Architrave, Ltd.

General Contractors:

F.H. Paschen

Started/Completed:

Issued for Bid: 7/28/2017

Notice of Award: 9/6/201

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

Original Contract:

Base Work Only: \$15,088,937.50

Base + Alternate 1: \$15,133,470.00

\$xxxxxxx Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The Construction scope of work includes a 2-story building containing 16 classrooms (including 12-general purpose classrooms, three (3) Pre-K classrooms, and (1) computer lab), student dining room and server, administrative offices, faculty workroom, restrooms, storage, mechanical, and electrical rooms. The annex will be fully ADA compliant and accessible. Renovations to the existing building will include a new roof, new water heater, and communication upgrades. Site improvements will consist of demolition of an existing modular and installation of a new playground, landscaping, storm trap and parking.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Byrne Elementary School

Annex | 5329 South Oak Park Avenue Chicago, Illinois

Project Location:

5329 South Oak Park Avenue
Chicago, Illinois 60638

Owner/Client:

Public Building Commission of
Chicago

Architect of Record:

Ilekis & Associates

General Contractor:

F.H. Paschen

Started/Completed:

Issued for Bid: 4/26/2017
Notice of Award: 6/8/2017
Notice to Proceed: xxx
Final Completion: xxx

Contract Value:

\$xxxxxxx Original Contract
\$13,012,116.00 Final Contract

References:

Carina E Sanchez
Public Building Commission
50 West Washington Street
Rm 200
Chicago, Illinois 60602
312.744.3090



This project consists of the construction of an approximately 35,000 sf, new 2-story annex. Work to be performed includes: 15 classrooms (science room, music room, offices/conference rooms, and restrooms); new 3-stop elevator; new library; kitchen and lunch/multipurpose room. Building must be fully ADA-compliant and accessible. Renovations to existing building includes: renovation of existing lunchroom into classroom; mechanical, electrical, and plumbing upgrades; and, repairs to support the new annex. Exterior amenities include: New artificial turf field in location of current modular units (approximately 167'x100'). Landscaping will include both renovation of existing landscaping, as well as, installation on new features. New features include: trees, shrubs, grass, and planting bed of perennials. Existing scope will also include salvaging and relocation of existing planters and benches.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

McDade Classical School

Annex & Renovation | 8801 South Indiana Avenue Chicago, Illinois

Project Location:

8801 South Indiana Avenue Chicago,
Illinois 60619

Owner/Client:

Public Building Commission of
Chicago

Architect of Record Team:

Moody Nolan &

Johnson & Lee

Design Architect:

Legat Architects

Construction Manager at Risk:

Paschen Bowa Joint Venture

Started/Completed:

Issued for Bid: xxx

Notice of Award: xxx

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$xxxxxxx Original Contract

\$12,605,000 Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The project is anticipated to include the construction of a new annex as well as along with improvements to the existing school and site to support the school's increased enrollment. The project consists of an annex with new classrooms, a new gym, and site improvements around the school.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Hancock College Prep HS

Replacement 5437 West 64th Place Chicago, Illinois

Project Location:

5437 West 64th Place
Chicago, Illinois 60638

Owner/Client:

Public Building Commission of
Chicago

Design Architect:

SMNG A, Ltd.

Design Builder:

K.R.M./ ALL Joint Venture

Started/Completed:

Issued for Bid:

Notice of Award:

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$74,035,000 Original Contract

\$75,658,605 Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm
200

Chicago, Illinois 60602

312.744.3090



Hancock College Prep's three-story replacement school will house typical classrooms as well as additional specialty spaces. The school will have a gymnasium with stage, a dedicated black box theater, and multipurpose rooms to support CTE, STEM, and STEAM programming. The campus will also feature a landscaped plaza area and parking lot. The PBC is managing the construction of this project, which is being developed by the Design-Build team of K.R.M./ALL Joint Venture.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Legler Regional Library

Renovations | 115 South Pulaski Road Chicago, Illinois

Project Location:

115 South Pulaski Road

Chicago, Illinois 60624

Owner/Client:

Public Building Commission of
Chicago

Architect of Record:

RATIO Architects

General Contractor:

F.H. Paschen &

S.N. Nielsen & Associates

Started/Completed:

Issued for Bid:

Notice of Award:

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$ Original Contract

\$ Final Contract

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm
200

Chicago, Illinois 60602

312.744.3090



In partnership with Secretary of State and State Librarian Jesse White, the Legler Branch Library will be transformed into a regional library for Chicago's west side. The 36,000-square-foot library will undergo significant renovations to improve the building, update its technology infrastructure and upgrade programs and services. Interior and exterior improvements will include a reconfiguration of the existing floor plan; the addition of new program, community and study spaces; an increase in collections and technology; accessibility and life safety improvements; and parking lot and security enhancements.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Dirksen Elementary School

Annex & Renovations | 8601 West Foster Avenue Chicago, Illinois

Project Location:

8601 West Foster Avenue

Chicago, Illinois 60656

Owner/Client:

Public Building Commission of Chicago

Architect of Record:

SMNG-A, Ltd. &

Studio ARQ, LLC

Design Architect:

SMNG-A, Ltd.

Construction Manager at Risk:

Paschen Bowa JV

Started/Completed:

Issued for Bid: 1/25/2018

Notice of Award: 3/7/2018

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$ 29,000,000 Original Contract

\$ 32,139,100 Final Contract

References:

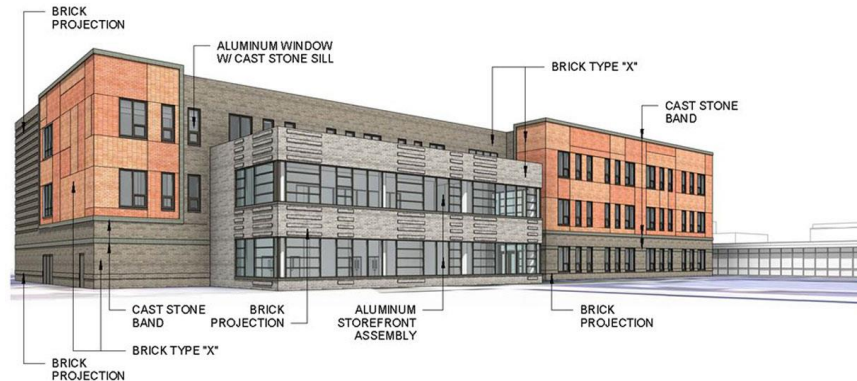
Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The project includes the construction of a new annex as well as improvements to the existing school and site. Improvements include new classrooms, lockers, and other improvements.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Sheridan Elementary School

Annex | 533 West 27th Street Chicago, Illinois

Project Location:

522 West 27th Street

Chicago, Illinois 60616

Owner/Client:

Public Building Commission of Chicago

Architect of Record:

Wallin Gomez Architects (appointed by CPS)

General Contractor:

Path Construction Company

Started/Completed:

Issued for Bid: 8/11/2017

Notice of Award: 9/8/2017

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$ xxx Original Contract

Final Contract:

Base Work only: \$5,907,948.00

Base + Alternate 1 & 2: \$5,937,772.00

References:

Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



Mark Sheridan Math & Science Academy new annex will include a 9-000 square-foot annex housing a gymnasium and STEM classroom (with storage). The new index will also include one (1) Unisex toilet, Mechanical/Pump/Meter rooms, gym office, gym storage, electrical room, boys' toilets, girls' toilets, elevator machine room, elevator lobby and a kindergarten toilet. Site improvements include upgrading the existing parking lot, a new underground storm water detention system, ornamental fencing, trash enclosure, shrubs, planting beds and trees as well as a new green space to the south of the annex. The project will also include a new elevator which will provide for access to all levels of the existing building.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.

Locke Elementary School

Renovations | 2828 North Park Avenue Chicago, Illinois

Project Location:

2828 North Oak Park Avenue

Chicago, Illinois 60634

Owner/Client:

Public Building Commission of Chicago

Architect of Record:

RADA Architects, Ltd.

Construction Manager:

Berglund Construction Company

Started/Completed:

Issued for Bid: 5/10/2019

Notice of Award: 5/30/2019

Notice to Proceed: xxx

Final Completion: xxx

Contract Value:

\$ 23,500,000 Original Contract

\$ 24,160,000 Final Contract

References:

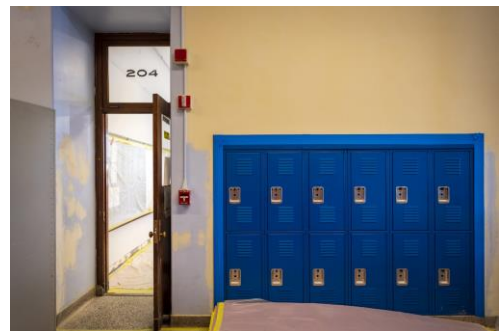
Carina E Sanchez

Public Building Commission

50 West Washington Street Rm 200

Chicago, Illinois 60602

312.744.3090



The project is anticipated to include exterior renovations at the existing school building: roof replacement, window repairs, and masonry and terra cotta restoration as well as interior improvements to address water damage and renovation work in the gymnasium. Site improvements are anticipated, including asphalt repairs, ADA accessibility upgrades, and landscaping.

Rodriguez and Associates, Inc., as part of the overall Program Management Organization provided complete Construction Management Services including the Bidding, Value Engineering and Construction Administration for the PBC. RAI worked with various city departments and CPS to develop providing cost control processes, change management controls, quality assurance/quality control processes to manage scope creep and program changes.