

# INCLUSIVE CONSTRUCTION INITIATIVE

FY2019 ANNUAL REPORT



THE UNIVERSITY OF  
CHICAGO

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[The summary of the capital projects is based on approved waivers of lien, sworn statements, and certified payrolls submitted by the construction managers and general contractors as of June 30, 2019.]







# INTRODUCTION

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The University of Chicago is committed to exemplifying diversity and embracing different viewpoints, perspectives, and experiences. As part of that commitment, we are dedicated to increasing the University's overall business diversity and increasing employment opportunities for women and minority residents on the South Side and throughout the City of Chicago as a whole.

The Inclusive Construction Initiative (ICI) is a joint effort between the University of Chicago Office of Civic Engagement, Procurement Services, Facilities Services, and UChicago Medicine to ensure on-campus construction projects are as diverse as the surrounding communities. Together, members of the aforementioned offices make up the Joint Economic Sustainability Committee that leads ICI. ICI is an intentional approach to ensuring construction-related contracting and employment opportunities are extended to minorities, women, and local South Side residents.

In 2017, the University raised its contracting goals for minority- and women-owned participation to 35% and 6%, respectively, for construction projects to reflect its sustained commitment to diversity. These goals are ambitious and challenging—a direct reflection of how intent the University is on being a champion for diversity. The aggressive contracting goals have resulted in increased business diversity and opportunities for local residents.

This annual report is designed to not only provide a culmination of goal progress at the close of Fiscal Year 2019 (July 1, 2018-June 30, 2019) on projects in construction during that timeframe, but provide some insights as to exactly how ICI has impacted the minority and women-owned contracting community along with local hires.

The goals we have set are ambitious, and while it may appear that the progress for each goal may not be on target for achievement, know that an entire team of dedicated professionals are tracking and working with contractors to ensure our goals are met. Whether that means coordinating outreach events, suggesting alternative procurement methods, or simply refining our design approach—know that these goals are serious and a focal part of our engagement strategy.

It requires an incredible amount of coordination and cooperation between the University's leadership, various campus departments, and contracting partners to achieve these goals. The Joint Economic Sustainability Committee extends its sincere thanks to all the team members dedicated to the successful execution of this initiative. We look forward to bringing you highlights each successive fiscal year.

**Joint Economic Sustainability Committee:**  
*UChicago Medicine Construction Compliance*  
*Office of Civic Engagement*  
*Procurement Services*  
*Facilities Services*



The University of Chicago (“University”) and the University of Chicago Medical Center (“Medical Center”) have a strong commitment to the economic benefit of minority- and women-owned businesses (M/WBE firms), as well as to minority and female construction workers. This Annual Report for FY2019 report includes active major capital projects (greater than \$2 million in construction costs), aggregate reporting of all other construction/ renovation projects, and the associated architect and engineering service expenditures. In addition, an appendix to the report includes data from the Woodlawn Residential Commons, a developer-led project on the University’s South campus.

## Minority- and Women-Owned Business Enterprise and Workforce Goals

As of March 15, 2017, the University and the Medical Center strengthened their combined commitment to diversity by aligning the M/WBE and workforce goals across the combined University and Medical Center enterprise. These joint goals are outlined below:

CONTRACTING	
MBE PARTICIPATION <b>35%</b>	WBE PARTICIPATION <b>6%</b>
WORKFORCE	
MINORITY JOURNEY WORKERS AND APPRENTICE HOURS <b>30%</b>	FEMALE JOURNEY WORKER AND APPRENTICE HOURS <b>5%</b>
MINORITY LABORER HOURS <b>40%</b>	FEMALE LABORER HOURS <b>5%</b>
CITY OF CHICAGO RESIDENT WORKER HOURS <b>40%</b>	

Also monitored and reported are workforce hours of local residents, residing in the following zip codes: 60609, 60615, 60616, 60619, 60621, 60637, 60649, and 60653.

The University and Medical Center continue to work with its contractors to achieve maximum inclusion of diverse firms and create a workforce reflective of the diversity found in the surrounding area. The University and Medical Center participation goals are applied to every project starting with the construction managers and general contractors. The percentage goals are applied to all subcontracting tiers, suppliers, and consultants hired or retained in performance of work throughout the life of, and for the full value of, every contract, including any alternates, allowances, and change orders.

### **Recognized Certifying Agencies**

Review and approval of M/WBE utilization include confirmation of M/WBE certifications. The University and Medical Center accept certifications from the following entities:

- National Minority Supplier Development Council (NMSDC) or any of its Affiliate Councils;
- Women Business Enterprise National Council (WBENC) or any of its Affiliate Councils;
- Women's Business Development Council (WBDC) or any of its Affiliate Councils;
- Chicago Minority Business Development Council (CMBDC) or any of its Affiliate Councils;
- State of Illinois and/or its Agencies, including but not limited to Department of Central Management Services (CMS);
- Illinois Department of Transportation (IDOT)
- County of Cook; and
- City of Chicago
- Unified Certification Programs and approved entities

1. There are University projects included in this Annual Report for FY2019 report that were awarded under the legacy goals of 25% MBE and 5% WBE, as the contracts were awarded prior to the March 15, 2017 announcement.
2. In accordance with Federal Register 49 CFR 26.55, majority contractors receive 60% credit for material purchases from certified M/WBE material suppliers.



# M/WBE CONTRACTING PARTICIPATION

## Major Capital Construction Projects: In Progress During FY2019

The following table is a summary of major capital projects in progress during FY2019.

University of Chicago	University of Chicago Medical Center
Burton Judson Bathroom Renovation Part 3	Cell Therapy Expansion
David M. Rubenstein Forum*	Cummings 10 <sup>th</sup> Floor Renovation
ERC IME Bernien Laboratory	River East Ambulatory Care Center
ERC Mauer Laboratory	
ERC IME Zhong Laboratory Fit Out	
IME Kovler Upper Floor Laboratory	
John Crerar Library Renovation*	
Keller Center*	
Pod C Basement Expansion	
Student Health & Wellness Center	
Woodlawn Charter High School*	

\*Indicates project was awarded under legacy contracting goals of 25% MBE and 5% WBE







## Major Capital Construction Projects: Cumulative Project Performance during FY2019

The following table is a summary of cumulative economic benefit for Major Capital Projects in FY2019. The data is based on paid-to-date figures that include general conditions and count MBE/WBE suppliers at 60% credit. Data are verified through waivers of lien and sworn statements:

Project	Contract Amount	Paid-to-Date	Invoiced-to-Date	Cumulative MBE \$	MBE %	Cumulative WBE \$	WBE %	Combined M/WBE %
River East Ambulatory Center	\$12,208,329.00	\$663,020.55	5.43%	\$197,608.68	29.80%	\$51,090.75	7.71%	37.51%
Burton Judson Bath Renovation Part 3	\$3,195,108.00	\$3,195,108.00	100.00%	\$365,056.00	11.43%	646,645.00	20.24%	31.66%
David M. Rubenstein Forum*	\$71,759,418.00	\$26,877,156.74	37.45%	\$2,363,621.00	8.79%	\$645,416.00	2.40%	11.20%
ERC IME Bernien Lab	\$2,293,970.00	\$591,739.00	25.80%	\$165,639.00	27.99%	\$169,461.00	28.64%	56.63%
ERC IME Maurer Lab	\$2,107,858.00	\$633,372.00	30.05%	\$184,290.00	29.10%	\$227,975.00	35.99%	65.09%
ERC IME Zhong Lab	\$4,504,215.00	\$4,340,643.00	96.37%	\$1,733,957.00	39.95%	\$219,575.00	5.06%	45.01%
IME Kovler Lab	\$5,510,644.00	\$5,246,474.00	95.21%	\$1,128,760.00	21.51%	\$1,055,551.00	20.12%	41.63%
John Crerar Library*	\$26,141,013.00	\$23,761,765.00	90.90%	\$7,360,022.00	30.97%	\$1,469,393.00	6.18%	37.16%
Keller Center*	\$60,313,853.00	\$58,545,250.00	97.07%	\$17,293,108.00	29.54%	\$2,462,958.00	4.21%	33.74%
Pod-C Basement	\$2,370,162.00	\$2,209,446.00	93.22%	\$958,134.00	43.37%	\$45,795.00	2.07%	45.44%
Student Wellness Center**	\$18,468,103.00	\$896,503.00	4.85%	\$158,235.00	17.65%	\$42,950.00	4.79%	22.44%
Woodlawn Charter High*	\$19,421,050.78	\$19,421,050.78	100.00%	\$5,546,977.78	28.56%	\$2,952,421.10	15.20%	43.76%
Cell Therapy Expansion	\$3,418,292.57	\$3,418,292.57	100.00%	\$1,353,133.77	39.59%	\$1,244,292.03	36.40%	75.99%
Cummings 10 <sup>th</sup> Floor	\$3,051,118.00	\$3,051,118.00	100.00%	\$1,315,341.58	43.11%	\$63,731.80	2.09%	45.20%
<b>TOTAL</b>	<b>\$234,763,134.35</b>	<b>\$152,850,938.64</b>		<b>\$40,123,883.81</b>	<b>26.25%</b>	<b>\$11,297,254.68</b>	<b>7.39%</b>	<b>33.64%</b>

\* Indicates project awarded under legacy goals of 25% MBE and 5% WBE

\*\* Design-Build Project

## Major Capital Construction Projects: Cumulative Project Performance during FY2019

The following table is a summary of cumulative economic benefit for design services for major capital projects in FY2019. The data is based on paid-to-date figures. Data are verified through waivers of lien and sworn statements:

Project	Contract Amount	Paid-to-Date	Invoiced-to-Date	Cumulative MBE \$	MBE %	Cumulative WBE \$	WBE %	Combined M/WBE %
River East Ambulatory Center	\$987,639.00	\$709,747.02	71.86%	\$183,231.00	25.82%	\$14,306.00	2.02%	27.83%
Burton Judson Bath Renovation	\$124,086.84	\$124,086.84	100.00%	\$107,000.00	86.23%	\$0.00	0.00%	86.23%
David M. Rubenstein Forum*	\$10,076,657.00	\$8,406,134.00	83.42%	\$1,872,699.87	22.28%	\$417,575.91	4.97%	27.25%
ERC IME Bernien Lab	\$202,285.00	\$175,974.00	86.99%	\$0.00	0.00%	\$20,000.00	11.37%	11.37%
ERC IME Maurer Lab	\$226,960.00	\$183,633.00	80.91%	\$0.00	0.00%	\$22,500.00	12.25%	12.25%
ERC IME Zhong Lab	\$491,609.57	\$491,609.57	100.00%	\$45,120.00	9.18%	\$51,500.00	10.48%	19.65%
IME Kovler Lab	\$773,830.00	\$762,884.00	98.59%	\$9,300.00	1.22%	\$0.00	0.00%	1.22%
John Crerar Library*	\$2,578,805.00	\$2,435,674.98	94.45%	\$817,379.00	33.56%	\$0.00	0.00%	33.56%
Keller Center*	\$4,791,143.00	\$4,721,052.00	98.54%	\$1,268,985.00	26.88%	\$161,870.00	3.43%	30.31%
Pod-C Basement	\$64,210.00	\$64,210.00	100.00%	\$0.00	0.00%	\$0.00	0.00%	0.00%
Woodlawn Charter High*	\$1,303,743.47	\$1,288,744.47	98.85%	\$876,900.00	68.04%	\$46,036.16	3.57%	71.62%
Cell Therapy Expansion	\$550,347.45	\$550,347.45	100.00%	\$65,254.00	11.86%	\$36,120.00	6.56%	18.42%
Cummings 10 <sup>th</sup> Floor	\$287,215.91	\$287,215.91	100.00%	\$30,330.00	10.56%	\$0.00	0.00%	10.56%
<b>TOTAL</b>	<b>\$22,458,532.34</b>	<b>\$20,201,313.24</b>		<b>\$5,276,198.87</b>	<b>26.12%</b>	<b>\$769,908.07</b>	<b>3.81%</b>	<b>29.93%</b>

\*Indicates project awarded under legacy goals of 25% MBE and 5% WBE



## Renovation Projects: FY2019 Payments

The following table is a summary of Inclusive Construction Initiative achievements for the 4th quarter of FY2019 for all renovation projects:

Project	FY19 Paid	FY19 MBE \$	FY19 MBE %	FY19 WBE \$	FY19 WBE %
University Renovation <\$2M	\$26,464,057.28	\$5,695,477.54	21.52%	\$4,491,456.33	16.97%
University other A/E Services	\$2,632,212.58	\$1,097,688.22	41.70%	\$ 261,131.35	9.92%
Medical Center Renovation <\$2M	\$16,565,793.13	\$4,526,478.12	27.32%	\$4,226,554.27	25.51%
Medical Center other A/E Services	\$1,208,964.07	\$ 479,459.12	39.66%	\$ 6,619.00	0.55%
<b>TOTAL</b>	<b>\$46,871,027.06</b>	<b>\$11,799,103.00</b>	<b>25.17%</b>	<b>\$8,985,760.95</b>	<b>19.17%</b>

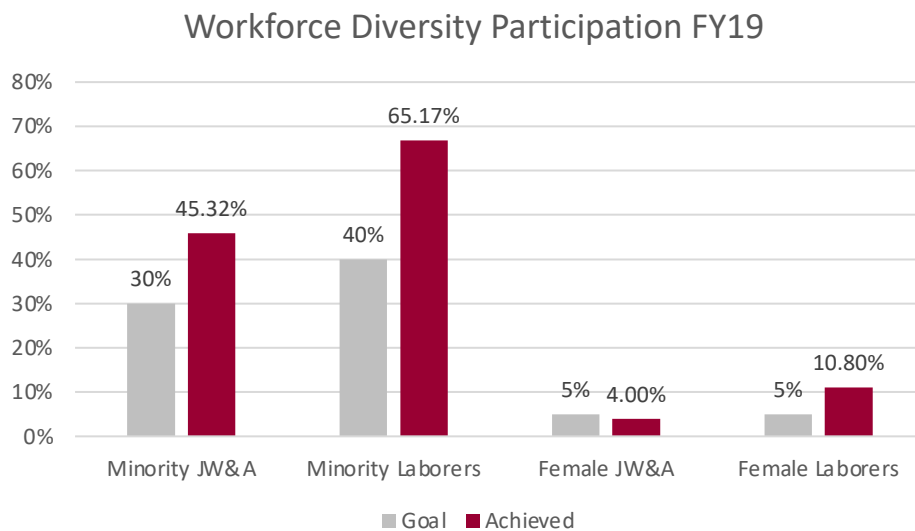






# WORKFORCE DIVERSITY PARTICIPATION

Workforce data is calculated based on the total number of hours worked on a project. The following tables summarize the number of hours worked, translating to the economic benefit to minority and female trade workers on the University major capital projects listed on page 9:



Below represents percentage of hours worked by local community residents residing in the following zip codes: 60609, 60615, 60616, 60619, 60621, 60637, 60649, and 60653 in FY2019

## ON-SITE HOURS COMPLETED

BY CHICAGO RESIDENTS

**34.98%**

BY LOCAL RESIDENTS

**6.32%**



## CAMILLE McKENZIE

Local Resident and Employee on the Rubenstein Forum Project

Every time Camille McKenzie and her daughter pass a construction site, the five-year-old says, “That’s where Mommy works!” “She’s proud of her mom,” says McKenzie, a laborer working for Turner Construction on the Rubenstein Forum building at 60th and Woodlawn.

After connecting with Turner at a 2018 job fair, McKenzie hand-delivered a résumé to the Rubenstein job site. She appreciates UChicago’s insistence that vendors make it a priority to hire applicants who live in the city, particularly those who live in the neighborhoods closest to campus: “In the past, these jobs have not necessarily been available to people in the surrounding area,” she says. “Opening them up changes things economically for people here.” For construction projects, University partners are asked to fill at least 40 percent of on-site jobs with Chicago residents.

A Navy veteran and resident of South Shore, McKenzie loves working close to home — for previous jobs, she’s had to commute up to two hours each way — and loves the work, period. “I like to be hands-on, and I really enjoy the fast pace and the variety,” she says. “We do everything from demo to concrete to traffic control. And we’re compensated very well; I can provide for my daughter and also expose her to a lot of different things like dance classes and karate lessons.”

## FY2019

### Workforce Wages and Hours – Major Capital Projects: Minority and Female Workforce Project Performance

Project	Minority				Female			
	JW&A		Laborers		JW&A		Laborers	
	Hours	%	Hours	%	Hours	%	Hours	%
River East Ambulatory Center	877.00	17.33%	1,288.00	81.99%	496.00	9.80%	0.00	0.00%
Burton Judson Bathroom Renovation Part 3	2,171.00	40.19%	547.00	74.32%	0.00	0.00%	0.00	0.00%
David M. Rubenstein Forum*	23,493.50	41.40%	10,701.00	62.10%	521.50	0.92%	1,747.00	10.14%
ERC IME Bernien Laboratory	111.00	10.15%	0.00	0.00%	0.00	0.00%	0.00	0.00%
ERC IME Maurer Laboratory	202.50	15.88%	0.00	0.00%	0.00	0.00%	0.00	0.00%
ERC IME Zhong Laboratory	2,028.00	21.92%	1,495.00	94.86%	296.00	3.20%	39.00	2.47%
IME Kovler Laboratory	3,561.50	30.86%	1,482.00	76.37%	0.00	0.00%	290.00	14.94%
John Crerar Library*	44,550.50	43.24%	7,576.00	63.23%	2,029.50	1.97%	650.50	5.43%
Keller Center*	88,862.25	51.37%	18,413.00	63.57%	11,494.50	6.65%	4,286.25	14.80%
Pod-C Basement Expansion	2,327.00	50.94%	126.00	83.17%	0.00	0.00%	0.00	0.00%
Student Wellness Center	80.00	22.47%	707.00	87.83%	0.00	0.00%	0.00	0.00%
<b>Total</b>	<b>168,264.25</b>	<b>45.32%</b>	<b>42,335.00</b>	<b>65.17%</b>	<b>14,837.50</b>	<b>4.00%</b>	<b>7,012.75</b>	<b>10.80%</b>

Project	Minority		Female	
	JW&A	Laborers	JW&A	Laborers
River East Ambulatory Center	\$36,921.21	\$60,135.68	\$22,842.00	\$0.00
Burton Judson Bathroom Renovation Part 3	\$115,179.70	\$24,585.36	\$0.00	\$0.00
David M. Rubenstein Forum*	\$1,116,670.12	\$475,722.94	\$25,265.21	\$76,070.02
ERC IME Bernien Laboratory	\$4,718.62	\$0.00	\$0.00	\$0.00
ERC IME Maurer Laboratory	\$8,466.45	\$0.00	\$0.00	\$0.00
ERC IME Zhong Laboratory	\$92,683.92	\$65,605.92	\$11,046.72	\$76,070.02
IME Kovler Laboratory	\$160,090.81	\$84,788.78	\$0.00	\$12,470.92
John Crerar Library*	\$1,970,738.80	\$324,018.23	\$85,753.26	\$28,133.92
Keller Center*	\$3,876,060.19	\$784,406.22	\$471,239.61	\$185,626.69
Pod-C Basement Expansion	\$101,882.23	\$5,146.56	\$0.00	\$0.00
Student Wellness Center	\$2,958.40	\$31,175.29	\$0.00	\$0.00
<b>Total</b>	<b>\$7,486,370.45</b>	<b>\$1,855,584.98</b>	<b>\$616,146.80</b>	<b>\$378,371.57</b>

All Medical Center projects during the term of this report were renovations, for which workforce data was not collected.



## FY19 Workforce Wages and Hours – Major Capital Projects: Local Workforce Project Performance

Project	Chicago Residents			Local Workers			Total Wages
	Hours	%	Wages Paid	Hours	%	Wages Paid	
River East Ambulatory Center	2,614.00	39.42%	\$ 118,877.99	156.00	2.35%	\$ 9,066.32	\$ 256,244.02
Burton Judson Bathroom Renovation Part 3	1,469.50	23.94%	\$ 74,946.35	32.00	0.52%	\$ 696.32	\$ 317,312.47
David M. Rubenstein Forum*	16,578.50	22.41%	\$ 759,180.29	4,264.00	5.76%	\$ 190,210.82	\$ 3,573,590.33
ERC IME Bernien Laboratory	247.00	22.59%	\$ 11,330.05	0.00	0.00%	\$ -	\$ 55,827.67
ERC IME Maurer Laboratory	326.00	25.57%	\$ 14,458.30	0.00	0.00%	\$ -	\$ 63,697.09
ERC IME Zhong Laboratory	2,966.00	27.39%	\$ 125,810.20	130.00	1.20%	\$ 5,851.52	\$ 506,311.81
IME Kovler Laboratory	3,952.00	29.31%	\$ 173,797.38	650.00	4.82%	\$ 24,533.24	\$ 632,308.74
John Crerar Library*	36,306.50	31.57%	\$ 1,519,673.74	4,296.50	3.74%	\$ 171,158.30	\$ 5,147,410.31
Keller Center*	85,129.50	42.16%	\$ 3,767,639.08	16,134.75	7.99%	\$ 678,333.73	\$ 9,077,044.99
Pod-C Basement Expansion	2,342.00	49.62%	\$ 103,563.56	1,831.50	38.80%	\$ 78,411.94	\$ 222,156.14
Student Wellness Center	691.00	57.11%	\$ 14,794.82	100.00	8.26%	\$ 3,988.40	\$ 53,846.05
<b>Total</b>	<b>152,622.00</b>	<b>34.98%</b>	<b>\$ 6,684,071.76</b>	<b>27,594.75</b>	<b>6.32%</b>	<b>\$ 1,162,250.59</b>	<b>\$ 19,905,749.62</b>

Community Residents	60609	60615	60616	60619	60621	60637	60649	60653	Total
Burton Judson Bathroom Renovation Part 3	1	0	0	0	0	0	0	0	1
David Rubenstein	7	1		1	1	1	3	1	15
ERC IME Bernien	0	0	0	0	0	0	0	0	0
ERC Maurer	0	0	0	0	0	0	0	0	0
ERC IME Zhong lab fit out	2	0	0	1	0	1	0	0	4
IME Kovler	0	0	0	1	0	2	0	0	3
Keller Center	15	4	3	5	1	3	3	2	36
The John Crerar Library Renovation	5	2	0	2	1	3	2	0	15
POD-C Basement Expansion	0	0	0	0	0	0	0	0	0
Student Health & Wellness	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>30</b>	<b>7</b>	<b>3</b>	<b>10</b>	<b>3</b>	<b>10</b>	<b>8</b>	<b>3</b>	<b>74</b>



## KENDRA DINKINS

Taylor Electric President and CEO

Taylor Electric, a 98-year-old black-owned firm based in South Shore, has grown significantly since working on its first UChicago Medicine project. Credit for that growth goes, in part, to the University, said Kendra Dinkins, Taylor Electric president and CEO. “It is a huge help to have the goals but to continuously make the effort to achieve them is truly a game changer,” Dinkins continued.

As the 80 person firm prepares to celebrate 100 years in business in 2022, Dinkins recounts one of the most pivotal projects in recent memory that allowed Taylor to elevate—Henry Crown Fieldhouse. This project is important because it was the first time, in the long history of the business, it served as General Contractor on a project. “This was a big deal and big step—to know Taylor Electric was supported and trusted by the University allowed us to not only perform well, but positioned us to use this experience with other large institutions. It was a great opportunity for us.”

A South Shore staple, Dinkins stresses that, in a more perfect world, Taylor would be the rule and not the exception for black-owned, community-based businesses. While Dinkins is excited to for Taylor’s centennial, she noted that there are other long-standing black-

owned businesses in the area that have served as both clients and supporters of the local small business ecosystem.

“Taylor is committed to serving our community, which is why, for the last 5 years, we have sponsored three or four people into the apprenticeship program with our local union,” Dinkins stated. Taylor views expanding gainful employment opportunities to local residents as it’s way of investing in the community that has invested in Taylor. “I’m a South Sider,” Dinkins added, “and 50 to 60 percent of our staff live on the South Side as well. It’s a point of pride: When I’m riding around with our project managers, they always point to the buildings we’ve done and talk about the impact on the community.

A contractor on the River East Ambulatory Center, Woodlawn Commons, and the Rubenstein Forum, Taylor Electric is a proven partner whose impact is felt throughout the University and Medical Centers campuses.

“I feel like the University is at the forefront of helping out minority contractors — our work there has put us on the map and enabled us to expand to do more kinds of work,” including projects at other schools and hospitals.

# DIVERSE PRIME CONTRACTORS, SUBCONTRACTORS, AND MATERIAL SUPPLIERS

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The following M/WBE firms are contracted on University and Medical Center projects referenced in this report.

## BURTON JUDSON

### PRIME CONTRACTORS

Calumet Decorating Service, Inc.  
Canino Electric Co.  
JF Carpentry Services, Inc.  
McCauley Mechanical Construction

### MATERIAL SUPPLIER

C & G Construction Supply Co.

## CELL THERAPY EXPANSION

### PRIME CONTRACTORS

Air Design Systems, Inc.  
Brandenburger Plumbing, Inc.  
Calumet Decorating Service, Inc.  
Escarpita Construction Company  
Glass Designers, Inc.  
ibuilders Corp  
Kedmont Waterproofing, Co., Inc.  
Livewire Electrical Systems, Inc.  
MJC Demolition, Inc.  
World Class Fire Protection LLC

### SUBCONTRACTORS

Architectural Fixtures, Inc.  
B3 Integrated Solutions Inc.  
McCauley Mechanical Construction  
PCS Power & Communications  
TSI Commercial Floor Covering Unique  
Casework Installation

## CUMMINGS - 10TH FLOOR

### MEMBER OF THE CM TEAM

The Bowa Group, Inc.

### PRIME CONTRACTORS

Brandenburger Plumbing, Inc.  
Calumet Decorating Service, Inc.  
Dynamic Heating & Piping Company  
Escarpita Construction Company  
Superior Floor Covering, Inc.

### SUBCONTRACTORS

Architectural Fixtures, Inc.  
B3 Integrated Solutions Inc.  
PCS Power & Communications  
Unique Casework Installation

### MATERIAL SUPPLIERS

Anderson Lock Company  
C&G Construction Supply Co., Inc.  
Evergreen Supply Co.  
Express Electric Supply, LLC



## DAVID M. RUBENSTEIN FORUM

### MEMBER OF THE CM TEAM

Powers & Sons, Inc.

### PRIME CONTRACTORS

A.L.L. Masonry Construction Co., Inc.  
Christy Webber & Company  
City Lights, Ltd.  
Continental Painting and Decorating, Inc.  
DLZ Industrial, LLC  
Escorza Tile Incorporated  
Glass Management Services, Inc.  
Kedmont Waterproofing Co., Inc.  
Reliable Contracting and Equipment Company  
Ujamaa Construction, Inc.  
Vixen Construction, Inc.  
Waukegan Steel, LLC

### SUBCONTRACTORS

A & H Mechanical, Inc.  
Alfredo's Iron Works, Inc.  
AMSYSCO  
Anderson Concrete Pumping & Equipment Rental  
Brandenburger Plumbing, Inc.  
Canino Electric Co.  
Clausen Structures, Inc.  
E. King Construction Co., Inc.  
Ibuilders Corp.  
JB Erectors, Inc.  
Jewel Construction Company, Incorporated  
Livewire Electrical Systems, Inc.  
MACK Construction Services, LLC  
Nak-Man Corporation  
NBM Trucking, Inc.  
New Horizon Steel, LLC  
Profasts, Inc.  
Ro Pro Electric Co., Inc.  
Romero Steel, Inc.  
Stevenson Crane Service, Inc.  
Taylor Electric Company  
Terrazzo & Concrete Equipment, Inc.  
Toro Construction Corp.  
Universal Insulation, Inc.  
W. J. Higgins & Assoc.  
WD3 Associates, Inc.

### MATERIAL SUPPLIERS

Elston Materials, LLC  
Evergreen Supply Co.  
Garth Building Products & Services Corp.  
General Building Supply LLC  
Hillco Distributing Company, Inc.

## ERC IME BERNIEN LAB

### PRIME CONTRACTORS

Air Design Systems, Inc  
Brandenburger Plumbing, Inc.  
Durango Painting, Inc.  
Dynamic Heating & Piping Company  
Escarpita Construction Company, Inc.  
Glass Management Services, Inc.  
R & I Ornamental Iron, Inc.  
Strut and Fastener Supply, Inc.  
Superior Floor Covering, Inc.

### SUBCONTRACTORS

Electro Kinetics, Incorporated  
PCS Power & Communications Solutions, Inc.

## ERC IME MAURER LAB

### PRIME CONTRACTORS

Air Design Systems, Inc  
Brandenburger Plumbing, Inc.  
Durango Painting, Inc.  
Dynamic Heating & Piping Company  
Escarpita Construction Company, Inc.  
Glass Management Services, Inc.  
Leon Construction Company  
R & I Ornamental Iron, Inc.  
Strut and Fastener Supply, Inc.  
Superior Floor Covering, Inc.

### SUBCONTRACTORS

Electro Kinetics, Incorporated  
PCS Power & Communications  
Solutions, Inc.

## **ERC IME ZHONG LAB**

### **PRIME CONTRACTORS**

Air Design Systems, Inc.  
Durango Painting, Inc.  
Dynamic Heating & Piping Co.  
Escarpita Construction Company  
Gim Electric Company, Inc.  
Matrix Holding, LLC  
R & I Ornamental Iron, Inc.  
Strut and Fastener Supply Inc.

## **IME KOVLER**

### **PRIME CONTRACTORS**

Art Dose, Inc.  
Atrium Inc.  
Brandenburger Plumbing, Inc.  
Durango Painting, Inc.  
Gim Electric Company, Inc.  
Livewire Electrical Systems, Inc.  
McCauley Mechanical Construction  
R & I Ornamental Iron, Inc.

## **JOHN CRERAR LIBRARY**

### **PRIME CONTRACTORS**

Anagnos Door Co., Inc.  
Brandenburger Plumbing, Inc.  
Continental Painting & Decorating  
DTI of Illinois, Inc.  
Escarpita Construction Company  
Gim Electric Co., Inc.  
Matrix Holding, LLC  
Superior Floor Covering, Inc.

### **SUBCONTRACTORS**

A & H Mechanical, Inc.  
Architectural Fixtures, Inc.  
Diamond Waste & Recycling  
Diversified Construction Services  
Dunigan Construction, Inc.  
Frank's Masonry, Inc.  
Livewire Electrical Systems, Inc.  
PCS Power & Communications  
Profasts, Inc.  
Universal Insulation, Inc.  
Valor Technologies, Inc.

### **MATERIAL SUPPLIERS**

May Wood Industries, Inc.  
Midco Electric Supply, Inc.  
VEI Solutions, Inc.

## **KELLER CENTER**

### **PRIME CONTRACTORS**

Atrium, Inc.  
Brown & Momen, Inc.  
Durango Painting  
Escarpita Construction Company  
Escorza Tile (Escorza Flooring)  
Everything Division 12, Inc.  
Kedmont Waterproofing Co., Inc.  
Pinto Construction Group, Inc.  
Trice Construction Company  
Valor Technologies, Inc.

### **SUBCONTRACTORS**

A & H Mechanical, Inc.  
Alfredo's Iron Works  
Anderson & Shah Roofing, Inc.  
Architectural Fixtures, Inc.  
Bartkowski Life Safety Corp.  
Boxco, Inc.  
Concord Excavating Enterprises  
Cruz Brother's Construction Company, Inc.  
Diversified Construction Services  
Evans Electric, LLC  
Gim Electric Company, Inc.  
Glass Management Services  
Kedmont Waterproofing Co., Inc.  
MACK Construction Services, LLC  
NBM Trucking, Inc.  
New Horizon Steel, LLC  
Paniagua Group, Inc.  
Profasts, Inc.  
RHL Insulation & Firestopping  
Royal Crane Service, Inc.  
Sanchez Paving Company  
TAC Construction Company  
Thomas Mechanical Corporation  
Valor Technologies, Inc.  
VEI Solutions, Inc.  
Westfield Electric, Inc.

### **MATERIAL SUPPLIERS**

Central States Manufacturing & Sales  
Corporation  
Evergreen Supply Co.  
Express Electric Supply, LLC  
Garth Building Products & Services, Corp.

## **POD-C EXPANSION**

### **CONSTRUCTION MANAGER**

UJAMAA Construction, Inc.

### **PRIME CONTRACTORS**

Brandenburger Plumbing, Inc.

Canino Electric Co.

CSI 3000, Inc.

Durango Painting, Inc.

J.S.R. Enterprises, Inc.

Underland Architectural Systems, Inc.

### **MATERIAL SUPPLIERS**

Aztec Cement Company

## **RIVER EAST AMBULATORY CARE CENTER**

### **CONTRACTOR**

Bourbon Tile

Continental Painting

Escarpita Construction

iBuilders

Superior Floor Covering

US Architectural Glass & Metal

Vision Painting

Vixen Construction

### **SUBCONTRACTOR**

Air Design Systems

AllState Concrete Cutting

Amalgamated Services

Diversified Construction Services

Diversified General

### **CONTRACTORS**

Profasts

Romero Steel

RTG Electric

Taylor Electric

Thomas Mechanical

Unique Casework Installations

Universal Insulation

Verdi Electric

Material Supplier

Central States Manufacturing & Sales

Construction Materials & Supply

Evergreen Supply Co.

Express Electric



## **STUDENT HEALTH, COUNSELING & WELLNESS CENTER**

### **MEMBER OF THE DESIGN-BUILD TEAM**

Griggs Mitchell & Alma of IL, LLC

### **PRIME CONTRACTORS**

Biofoam, Inc.  
Boye Janitorial Service, Inc.  
Canino Electric Co.  
Christy Webber & Company  
Commercial Floor Covering, Inc.  
Flood Testing Laboratories, Inc.  
GSG Consultants, Inc.  
M. W. Powell Company  
Market Contracting Services, Inc.  
National Heat & Power Corp.  
Nest Builders, Inc.  
Pro Nova Contracting, LLC  
Romero Steel Company, Inc.  
Shen Milsom & Wilke LLC  
Site Design Group, Ltd.  
Studio AH LLC  
Terra Engineering, Ltd.  
Trice Construction Company  
Urban Works, Ltd.

### **SUBCONTRACTORS**

Autumn Construction Services, Inc.  
Evans Electric, LLC  
JB Erectors, Inc.  
Midway Contracting Group, LLC  
Profasts, Inc.  
Schmidt Steel, Inc.  
TPC Fire Protection, LLC

## **WOODLAWN CHARTER HIGH SCHOOL**

### **PRIME CONTRACTORS**

Anderson Lock Company, Ltd.  
ASC Insulation & Fireproofing, Inc.  
Atrium, Inc.  
Bills Shade & Blind Service, Inc.  
C. R. Schmidt, Inc.  
Continental Painting and Decorating, Inc.  
Escorza Tile Incorporated  
Gauthier Glass, LLC  
M. W. Powell Company  
MPZ Masonry Inc.  
Professionals Associated Construction Layout and Survey  
RAM Fire Protection, Inc.  
Schmidt Steel, Inc.  
Security Fencing by Don Fizer, Inc.  
Toro Construction Corp.  
Viridian Enterprises

### **SUBCONTRACTORS**

Il in One Contractors, Inc.  
Dekayo Corporation  
Hillco Distributing Company Inc.  
LaGrange Crane Service, Inc.  
RHL Insulation & Firestopping, Inc.  
Thomas Mechanical Corporation  
Universal Insulation, Inc.

### **MATERIAL SUPPLIERS**

General Building Supply LLC







# TURNER CONSTRUCTION REPORT: WOODLAWN RESIDENTIAL COMMONS

The Woodlawn Residential Commons project (“WRC”) has committed to the University of Chicago’s Inclusive Construction Initiative goals of 35% MBE and 6% WBE. The project team shall apply these percentage goals to all subcontracting tiers, suppliers, and consultants hired or retained in performance of work on the WRC project. Contractors are directed to achieve the levels of participation throughout the life of, and for the full value of, every contract, including any alternates, allowances, or change orders.<sup>1</sup> Please note that the project is 49.37% complete based on invoicing.

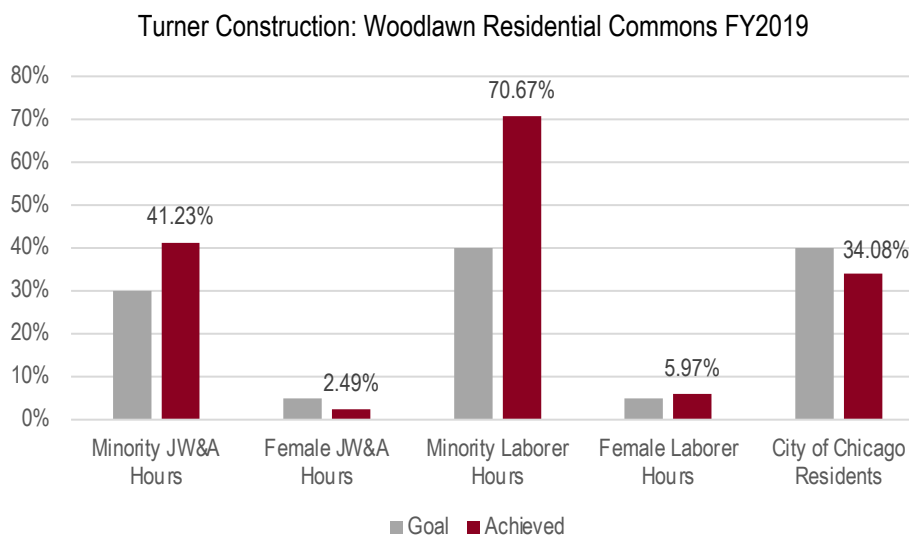
## Payments to M/WBE Firms

The following table summarizes the economic benefit to M/WBE firms for the WRC project. The data are based on paid-to-date figures that include general conditions. Data are verified through waivers of lien and sworn statements:

PAID TO DATE - \$63,795,587	PAID		PAID TO DATE	
Minority Business Enterprise	\$7,830,393	31.55%	\$16,498,161	25.86%
Women-Owned Business Enterprise	\$1,589,409	6.40%	\$2,375,837	3.72%

## Workforce Diversity

The workforce goals pertain to on-site workforce hours:



1. Due to Federal guidelines, suppliers achieve 60% credit for materials purchases.
2. General conditions include site management, temporary utilities, trailers, etc.

## Workforce Wages – Woodlawn Residence

Wages paid to the minority, female, Chicago, and local workforce are outlined in the chart below:

Designation	Wages (\$)	Wages (%)
Minority Journey Workers and Apprentices	\$3,370,414.06	39.93%
Minority Laborers	\$1,988,216.10	70.17%
Female Journey Workers and Apprentices	\$185,104.82	219%
Female Laborers	\$118,616.35	5.97%
City of Chicago Residents	\$3,370,414.06	33.75%
Local Residents	\$1,209,383.57	11.60%

Special thanks to Myriam Weaver for capturing photographs of the University's diverse workforce in action.