

# INCLUSIVE CONSTRUCTION INITIATIVE

## REPORT

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**FY2019**

FIRST QUARTER



THE UNIVERSITY OF  
CHICAGO

# TABLE OF CONTENTS

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**FY2019**

1ST QUARTER

**4**

**EXECUTIVE SUMMARY**

**6**

**M/WBE**

**CONTRACTING PARTICIPATION**

**10**

**WORKFORCE**

**DIVERSITY PARTICIPATION**

**14**

**DIVERSE PRIME  
CONTRACTORS,  
SUBCONTRACTORS AND  
MATERIAL SUPPLIES**

**17**

**TURNER CONSTRUCTION  
REPORT**

JANUARY 18, 2019 | 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 September 30, 2018.

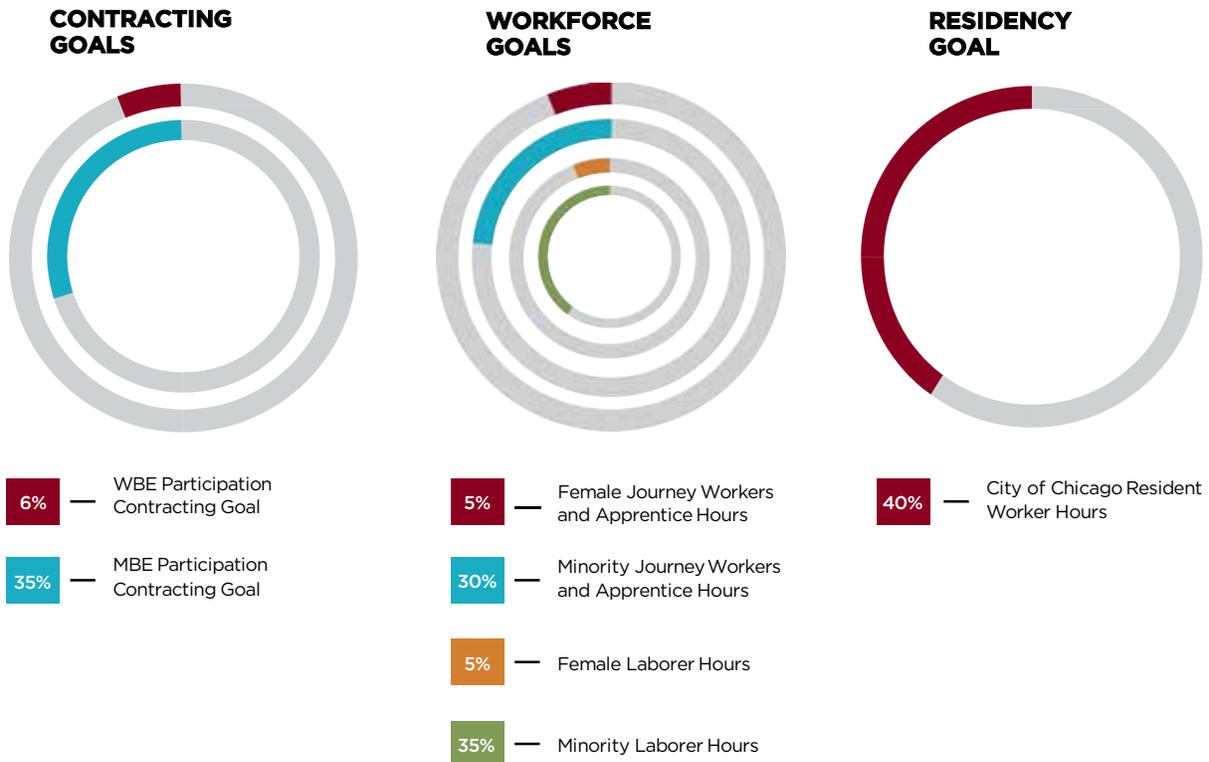


# EXECUTIVE SUMMARY

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 First Quarter 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. Developer-led projects are covered in a separate report.

## 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:



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 and to create a reflective workforce.

Construction managers and general contractors apply these percentage goals to all subcontracting tiers, suppliers, and consultants hired or retained in performance of work for the University and Medical Center. 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.

### 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;

Chicago Minority Business Development Council (CMBDC) or any of its Affiliate Councils;

Women Business Enterprise National Council (WBENC) or any of its Affiliate Councils;

State of Illinois and/or its Agencies, including but not limited to Department of Central Management Services (CMS);

Women's Business Development Council (WBDC) or any of its Affiliate Councils;

County of Cook; and  
City of Chicago

<sup>1</sup> There are University projects included in this 1st Quarter FY19 report that were awarded under the legacy goals of 25% MBE and 5% WBE, as the contracts were awarded prior the March 15, 2017 announcement.

<sup>2</sup> 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

The following major capital projects were active during Q1 FY19:

UNIVERSITY		MEDICAL CENTER
Burton Judson Bathroom Renovation P-III	John Crerar Library Renovation*	Cell Therapy Expansion
David M. Rubenstein Forum*	Keller Center*	Cummings 10th Floor
ERC IME Zhong Lab Fit Out	POD-C Basement Expansion	
IME Kovler Upper Floor Library Renovation*	Woodlawn Charter School*	

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

## Major Capital Construction Projects: First Quarter Payments and Cumulative Project Performance

The following table is a summary of the Economic Impact Program achievements for the first quarter of FY2019 and cumulative economic benefit for Major Capital Projects. The data is based on paid-to-date figures that include general conditions. Data are verified through waivers of lien and sworn statements:

PROJECT	Q1 PAID	MBE \$	MBE %	WBE \$	WBE %	Q1 MWBE %	CUMULATIVE MWBE \$	CUMULATIVE MWBE %
Burton Judson Bathroom Reno. P-III	\$1,580,629.05	\$196,256.25	12.42%	\$269,983.40	17.08%	29.50%	\$466,239.65	29.50%
Burton Judson Bathroom Reno. P-III - A/E	\$14,386.84	\$11,086.84	77.06%	\$0.00	0.00%	77.06%	\$95,000.00	83.48%
Cell Therapy Expansion Construction	\$1,099,138.00	\$271,353.00	24.69%	\$345,442.00	31.43%	56.12%	\$2,115,109.00	74.82%
Cell Therapy Expansion - A/E	\$4,095.00	\$0.00	0.00%	\$0.00	0.00%	0.00%	\$101,374.00	18.42%
Cummings 10th Floor Construction	\$572,463.00	\$470,179.00	82.13%	\$14,776.00	2.58%	84.71%	\$1,375,233.00	61.92%
Cummings 10th Floor - A/E	\$40,100.00	\$5,130.00	12.79%	\$0.00	0.00%	12.79%	\$30,330.00	10.56%
David M. Rubenstein Forum*	\$0.00	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00

**Major Capital Construction Projects: First Quarter Payments and Cumulative Project Performance (continued)**

PROJECT	Q1 PAID	MBE \$	MBE %	WBE \$	WBE %	Q1 MWBE%	CUMULATIVE MWBE \$	CUMULATIVE MWBE %
David M. Rubenstein Forum* - A/E	\$57,421.73	\$642.95	1.12%	\$1,813.64	3.16%	4.28%	2,135,202.22	25.95%
ERC IME Zhong Lab Fit Out	\$1,789,700.63	\$867,082.50	48.45%	\$54,059.40	3.02%	51.47%	\$1,361,167.00	35.19%
ERC IME Zhong Lab - A/E	\$36,445.00	\$2,000.00	5.49%	\$0.00	0.00%	5.59%	\$89,570.00	34.00%
IME Kovler	\$1,573,797.00	\$524,215.60	33.31%	\$178,080.00	11.32%	44.62%	\$1,860,315.00	43.92%
IME Kovler-A/E	\$70,394.36	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$56,941.50	7.75%
John Crerar Library	\$7,174,312.51	\$2,598,836.40	36.22%	\$770,732.80	10.74%	46.97%	\$8,801,951.95	42.83%
John Crerar Library* - A/E	\$144,356.24	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$582,013.26	28.50%
Keller Center*	\$6,837,800.00	\$2,629,133.64	38.45%	\$328,613.70	4.81%	43.26%	\$12,691,455.53	26.93%
Keller Center* - A/E	\$89,752.30	\$15,789.50	17.59%	\$1,090.00	1.21%	18.81%	\$1,382,156.10	30.24%
POD-C Basement Expansion	\$462,738.00	\$75,234.60	16.26%	\$0.00	0.00%	0.00%	\$487,225.60	35.10%
POD-C Basement - A/E	\$64,210.00	\$0.00	0.00%	\$0.00	0.00%	0.00%	\$0.00	0.00%
Woodlawn Charter H.S.	\$435,681.41	\$116,243.15	26.68%	\$0.00	\$0.00	26.68%	\$8,438,367.78	44.11%
Woodlawn Charter H.S.* - A/E	\$67,476.16	\$61,640.00	91.35%	\$0.00	\$0.00	91.35%	\$922,936.00	71.62%
<b>TOTAL</b>	<b>\$22,114,899.14</b>	<b>\$7,715,119.43</b>	<b>34.89%</b>	<b>\$1,964,590.94</b>	<b>9.03%</b>	<b>45.87%</b>	<b>\$40,493,385.34</b>	<b>42.77%</b>

The University and Medical Center paid in total **\$42,992,587.59** to minority- and women-owned business enterprises for the major capital construction projects listed above. MBEs received **\$35,036,652.71**, while WBEs received **\$7,955,934.88**.

### Renovation Projects: First Quarter Payments

The following table is a summary of the Economic Impact Program achievements for the first quarter of FY2019 for all renovation projects:

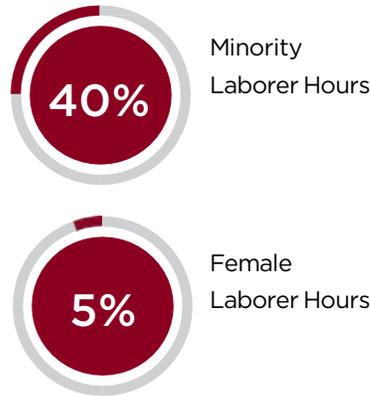
PROJECT	Q1 PAID	MBE \$	MBE %	WBE \$	WBE %	M/WBE %
University Renovation <\$2M	\$10,454,764.96	\$1,889,251.34	18.07%	\$1,718,417.94	16.44%	34.51%
University other A/E Services	\$825,762.21	\$301,571.33	36.52%	\$115,455.30	13.98%	50.50%
Medical Center Renovation <\$2M	\$1,983,813.00	\$861,317.00	43.42%	\$403,780.00	20.35%	63.77%
Medical Center other A/E Services	\$327,506.00	\$111,420.00	34.02%	\$3,000	0.92%	34.94%
<b>TOTAL</b>	<b>\$13,591,846.17</b>	<b>\$3,163,559.67</b>	<b>23.27%</b>	<b>\$2,240,653.24</b>	<b>16.48%</b>	<b>39.76%</b>



# WORKFORCE DIVERSITY PARTICIPATION

The workforce data are based on hours worked. The following table summarizes the economic benefit to minority and female trade workers on the University major capital projects listed below:

## WORKFORCE GOALS



## RESIDENCY GOAL



PROJECT	MINORITY HOURS				FEMALE HOURS			
	JW&A		Laborers		JW&A		Laborers	
Burton Judson Bathroom Renovation P-III	2,117.00	40.24%	545.00	74.25%	-	0.00%	-	0.00%
ERC IME Zhong Lab Fit Out	1869.50	25.40%	1,127.00	96.49%	232.00	3.15%	-	0.00%
IME Kovler*	1,285.00	19.23%	1,202.00	79.68%	0.00	0.00%	154.00	10.21%
Keller Center	70,850.75	51.01%	13,940.00	70.88%	9,803.00	7.06%	2,929.50	14.90%
John Crerar Library	39,125.00	43.68%	4,573.50	75.97%	1,973.50	2.20%	418.00	6.94%
Woodlawn Charter H.S.	32,905.30	46.55%	8,621.50	67.84%	2,750.00	3.89%	198.50	1.56%
<b>TOTAL</b>	<b>150,328.05</b>	<b>46.63%</b>	<b>30,129.00</b>	<b>71.82%</b>	<b>14,758.50</b>	<b>4.58%</b>	<b>3,700.00</b>	<b>8.82%</b>

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

As of September 30, 2018, **54.59%** of the on-site hours were completed by minority and female workers. The University has surpassed its aggregate goals in minority journey workers, apprentices and laborers, as well as female laborers. Of on-site hours, **40.45%** were completed by Chicago residents and **6.49%** were performed by 84 residents from the local community.

**Workforce Wages - Major Capital Projects:  
Cumulative Project Performance**

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

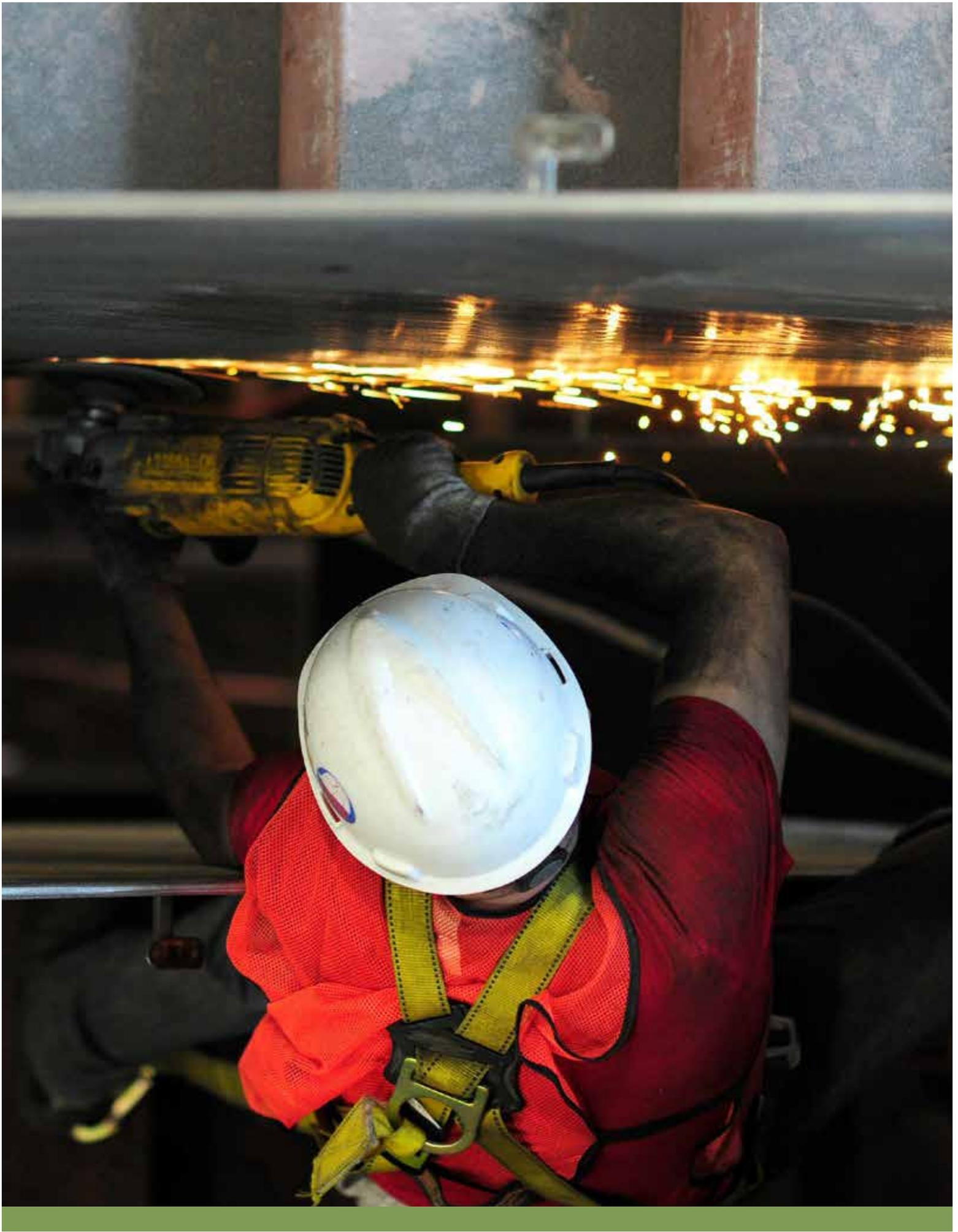
PROJECT	MINORITY WAGES PAID		FEMALE WAGES PAID	
	JW&A	Laborers	JW&A	Laborers
Burton Judson Bathroom Renovation P-III	\$113,845.16	\$24,499.92	\$0.00	\$0.00
ERC IME Zhong Lab Fit Out	\$85,208.33	\$48,603.36	\$9.39.00	\$0.00
IME Kovler	\$55,550.10	\$52,716.46	\$0.00	\$6,524.32
Keller Center	\$3,084,319.26	\$588,486.69	\$389,619.33	\$122,105.38
John Crerar Library	\$1,733,225.72	\$191,180.94	\$83,127.26	\$17,725.20
Woodlawn Charter H.S.	\$1,424,329.92	\$298,441.57	\$104,407.53	\$8,068.85
<b>TOTAL</b>	<b>\$6,590,739.54</b>	<b>\$1,208,819.18</b>	<b>\$586,493.12</b>	<b>\$154,423.75</b>

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

WORKFORCE DIVERSITY PARTICIPATION

PROJECT	CHICAGO RESIDENTS			LOCAL HOURS		
	Hours	Hours %	Wages Paid	Hours	Hours %	Wages Paid
Burton Judson Bathroom Renovation P-III	1,429.50	16.76%	\$73,832.03	-	0.00%	\$0.00
ERC IME Zhong Lab Fit Out	2,620.00	30.725	\$110,899.28	107.00	1.25%	\$4,868.96
IME Kovler	1,538.00	18.78%	\$63,046.28	214.00	2.61%	\$9,264.76
Keller Center	67,551.25	42.60%	\$2,969,462.59	11,931.00	7.52%	\$537,813.86
John Crerar Library	29,453.00	30.81%	\$1,225,342.23	3,459.50	3.62%	\$135,367.89
Woodlawn Charter H.S.	42,681.50	51.17%	\$1,813,979.14	6,197.25	7.43%	\$242,452.17
<b>TOTAL</b>	<b>147,366.25</b>	<b>40.45%</b>	<b>\$6,347,620.39</b>	<b>23,638.25</b>	<b>6.49%</b>	<b>\$1,003,041.99</b>

As of September 30, 2018, minority and female workers earned **\$8,540,475.59**. Chicago residents earned **39.13%** of the wages, and the local community (60609, 60615, 60616, 60619, 60621, 60637, 60649, and 60653) earned **6.18%** of the dollars paid-to-date.



# DIVERSE PRIME CONTRACTORS, SUBCONTRACTORS AND MATERIAL SUPPLIERS

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

BURTON JUDSON	CELL THERAPY EXPANSION	CUMMINGS - 10TH FLOOR
<p><b>PRIME CONTRACTOR</b>            Atrium Inc.            Brandenburger Plumbing, Inc.            Canino Electric Co.            Durango Painting, Inc.            McCauley Mechanical Construction            MJC Demolition, Inc.            TAC Construction Company</p>	<p><b>PRIME CONTRACTOR</b>            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</p> <p><b>SUBCONTRACTOR</b>            Architectural Fixtures, Inc            B3 Integrated Solutions Inc.              McCauley Mechanical Construction            PCS Power &amp; Communications            TSI Commercial Floor Covering            Unique Casework Installation</p> <p><b>MATERIAL SUPPLIER</b>            Evergreen Supply Co.</p>	<p><b>MEMBER OF CM TEAM</b>            The Bowa Group, Inc.</p> <p><b>PRIME CONTRACTOR</b>            Brandenburger Plumbing, Inc.            Calumet Decorating Service, Inc.              Dynamic Heating &amp; Piping Company            Escarpita Construction Company            Superior Floor Covering, Inc.</p> <p><b>SUBCONTRACTOR</b>            Architectural Fixtures, Inc.            B3 Integrated Solutions Inc.            PCS Power &amp; Communications            Unique Casework Installation</p> <p><b>MATERIAL SUPPLIER</b>            Anderson Lock Company            C&amp;G Construction Supply Co., Inc.            Evergreen Supply Co.            Express Electric Supply, LLC</p>

<b>ERC IME ZHONG LAB</b>	<b>IME KOVLER</b>	<b>POD-C EXPANSION</b>
<p><b>PRIME CONTRACTOR</b> Air Design Systems, Inc Durango Painting, Inc. Dynamic Heating &amp; Piping Co. Escarpita Construction Company Gim Electric Company, Inc. R &amp; I Ornamental Iron, Inc. Strut and Fastener Supply Inc. TSI Commercial Floor Covering</p>	<p><b>PRIME CONTRACTOR</b> Art Dose, Inc. Atrium Inc. Brandenburger Plumbing, Inc. Durango Painting, Inc. Gim Electric Company, Inc. Livewire Electrical Systems, Inc.  McCauley Mechanical Construction R &amp; I Ornamental Iron, Inc.  <b>SUBCONTRACTOR</b> Unique Casework Installation, Inc.</p>	<p><b>CM</b> UJAMAA Construction, Inc.  <b>PRIME CONTRACTOR</b> Durango Painting, Inc. MJC Demolition, Inc.</p>

KELLER CENTER	JOHN CRERAR LIBRARY	WOODLAWN CHARTER H.S.
<p><b>PRIME CONTRACTOR</b></p> <p>Atrium, Inc. Brown &amp; Momen, Inc. Durango Painting, Inc. Escarpita Construction Company Escorza Tile (Escorza Flooring) Pinto Construction Group, Inc. Trice Construction Company Valor Technologies, Inc.</p> <p><b>SUBCONTRACTOR</b></p> <p>A &amp; H Mechanical, Inc. Alfredo's Iron Works Anderson &amp; Shah Roofing, Inc. Architectural Fixtures, Inc. Bartkowski Life Safety Corp. Boxco, Inc. Central States Manufacturing Concord Excavating Enterprises Cruz Brothers Construction Diversified Construction Services Evans Electric, LLC Gim Electric Company, Inc. Glass Management Services Kedmont Waterproofing Co., Inc. MACK Construction Services NBM Trucking, Inc Paniagua Group, Inc. Profasts, Inc. RHL Insulation &amp; Firestopping Sanchez Paving Company TAC Construction Company Thomas Mechanical Corporation VEI Solutions, Inc.</p> <p><b>MATERIAL SUPPLIER</b></p> <p>Evergreen Supply Co. Everything Division 12 Express Electric Supply, LLC Garth Building Products/Services New Horizon Steel, LLC</p>	<p><b>PRIME CONTRACTOR</b></p> <p>Anagnos Door Co Brandenburger Plumbing, Inc. Continental Painting &amp; Decorating DTI of Illinois, Inc. Escarpita Construction Company Superior Floor Covering, Inc.</p> <p><b>SUBCONTRACTOR</b></p> <p>A &amp; H Mechanical, Inc. Architectural Fixtures, Inc. Diamond Waste &amp; Recycling Diversified Construction Services Dunigan Construction, Inc. Frank's Masonry, Inc. Livewire Electrical Systems, Inc. PCS Power &amp; Communications Profasts, Inc. Universal Insulation, Inc. Valor Technologies, Inc. VEI Solutions, Inc.</p> <p><b>MATERIAL SUPPLIER</b></p> <p>May Wood Industries, Inc. Midco Electric Supply, Inc.</p>	<p><b>PRIME CONTRACTOR</b></p> <p>ASC Insulation &amp; Fireproofing Atrium Inc. C.R. Schmidt, Inc. Continental Painting &amp; Decorating Escorza Tile (Escorza Flooring) Gauthier Glass, LLC M.W. Powell Company MPZ Masonry Inc. RAM Fire Protection, Inc. Taylor Electric Company Toro Construction Corp. Viridian Enterprises</p> <p><b>SUBCONTRACTOR</b></p> <p>Il in One Contractors, Inc. Dekayo Corporation RHL Insulation &amp; Firestopping Thomas Mechanical Corporation Universal Insulation, Inc.</p> <p><b>MATERIAL SUPPLIER</b></p> <p>General Building Supply LLC Hillco Distributing Company LaGrange Crane Service, Inc. Schmidt Steel, Inc.</p>

# TURNER CONSTRUCTION REPORT: WOODLAWN RESIDENTIAL COMMONS

The Woodlawn Residential Commons project (“WRC”) has committed to the University of Chicago’s Economic Impact Program 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 8.02% complete based on invoicing.**

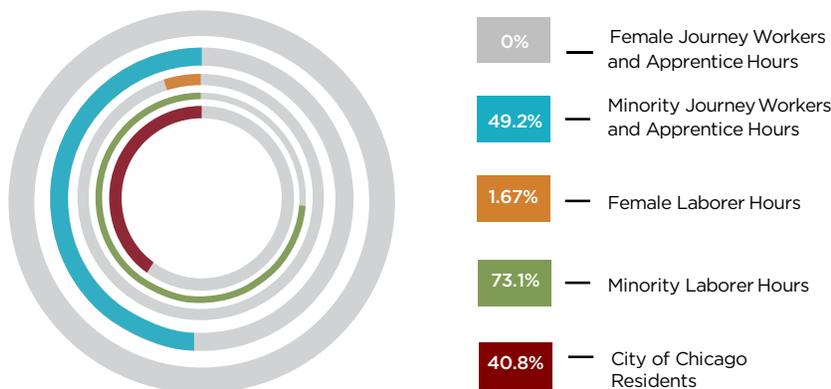
## Payments to M/WBE Firms

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.<sup>2</sup> Data are verified through waivers of lien and sworn statements:

PAID TO DATE - \$10,369,015	PAID TO M/WBE		PAID Q1	
Minority Business Enterprise	\$654,005.00	6.31%	\$654,005	6.31%
Women-Owned Business Enterprise	\$61,196.00	0.59%	\$41,198	0.40%

## Workforce Diversity

The workforce goals pertain to on-site workforce hours:



<sup>1</sup>Due to federal guidelines, suppliers achieve 60% credit for materials purchases.

<sup>2</sup>General Conditions include: site management, temporary utilities, trailers, etc.

As of September 30, 2018, **57.15%** of the on-site hours were completed by minority and female workers. The project has surpassed its goals in minority and city of Chicago residency, but is not meeting the goal for female workers. A total of **2,210.50 (40.89%)** of the hours worked were performed by Chicago residents. Workers from the local community (60609, 60615, 60616, 60619, 60621, 60637, 60649, and 60653) worked **16.72%** of the total hours.

### **Workforce Wages – Major Capital Projects:**

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

	<b>WAGES (\$)</b>	<b>WAGES (%)</b>
City of Chicago Residents	\$113,858.02	40.90%
Minority Journey Workers and Apprentices	\$154,373.53	55.46%
Minority Laborers	\$54,901.73	19.72%
Female Workers	\$1,326.64	0.48%

As of September 30, 2018, minority and female workers earned **\$155,700.17**. Chicago residents earned **40.90%** of the wages, and the local community (60609, 60615, 60616, 60619, 60621, 60637, 60649, and 60653) earned **15.23%** of the dollars paid-to-date.