

## CITY CENTRE CHALLENGE - PARK CITY CIRT DESIGN COMPETITION - 2015



Our site is a vacant lot on the corner of W Polk St and S Wells St in Chicago, Illinois. The surrounding area has heavy traffic and sounds of downtown, yet when one steps into the grassy lot, it is as if there is a natural barrier due to the sloping of the site. The site is in close proximity to a train station, bus stations, bridges, and the expressway. The east side of our site is lined with residential high rises. On the west side is the Chicago River. The site is oriented facing the iconic Willis Tower and has a breathtaking view of the Chicago skyline. The primary challenge we faced was agreeing on whether we wanted commercial buildings, landscape, or combination of both. Since the site is large, we decided to design an amalgamation of both designs to satisfy the urban location as well as the natural ambiance we are trying to preserve.

Our design process began by visiting the site. We surveyed the area, analyzed the circulation and surrounding neighborhood, and concluded that the space needed a place for everyone to come together. Our team rummaged through architecture, construction, and interior design magazines to use as sources of inspiration. We made a collage of certain atmospheres, traits, and materials we wanted to use. Once we developed the general design through various sketches and bubble charts, we broke off into smaller groups by location: Recreation Center, Amphitheater, Skate Park, Food Truck and Dog Park. Within our individual groups, we used CAD programs to create various architectural, structural, and landscape plans. After several weeks of working within our individual groups, the team reconvened to combine all parcels into one. When necessary, we made revisions and accommodated for overlapping

As our team was determining an innovative solution for the area, we decided maintain our clientele's interests. The grassy, vacant site is currently used by locals as an unofficial dog park; therefore, we incorporated an official dog park into our design. Our site is designed to have something for everyone. Since our primary goal is to enhance the natural beauty of the area and strengthen the character of the community, we decided that a multipurpose park would yield the most successful outcome. There is the recreation center and skate park for the athletic, dog park and boardwalk for the compassionate, concert pavilion for the ambitious, food trucks for the curious, and a playground for the children. By combining all of the activities individuals do for enjoyment into one, an individual will be sure to find his or her comfort zone within the park. While it is common to build another skyscraper in Chicago, locals do not have enough natural, interactive community centers to indulge in.

Our site is inherently in a beautiful location and simply needs an attraction to bring it back into full use. The park is comprised of mostly green space and encourages the appreciation of nature. The boardwalk will follow the path of the Chicago River through our site. The benches found throughout the park include built-in water catchment systems, designed to collect rain water and reuse it as fountains to add aesthetic beauty and irrigation. In addition to the natural scatter of trees already present along the river, there will be more trees and native Illinois grasses planted. This will not only improve the air quality in the city, but will allow low maintenance and lower expenses, as the plants are all native. Wildflowers and water features are scattered throughout the park to enhance the natural, welcoming feel. Within the actual structures there will be green walls and biophelia based design.

The involvement in this design process has helped us to become more sensitive to the needs of people in a public area, and the importance of renovating existing spaces to accommodate changing needs. We acquired an in-depth understanding of architecture, construction, engineering, management, how closely they work together, and how they operate in real-world situations. We learned how to use computer programs such as AutoCAD, SketchUp, and Photoshop project.

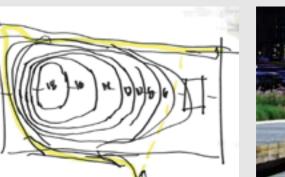


Parcel 1 Parcel 5

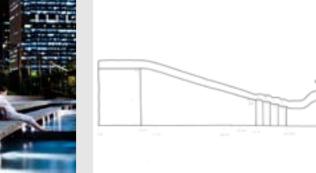
## PARCEL 2 **AMPHITHEATER**

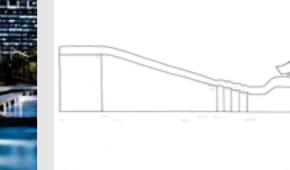
This green space incorporates a pavilion where the community can enjoy live music with the city skyline as its background. The audience can sit on a grassy hill landscaped to mimic seats. With the Chicago river feet away, an enticing boardwalk with benches will allow visitors to enjoy the scene. Vibrant, Illinois wildflowers will be scattered throughout the space and native grasses will be planted along the

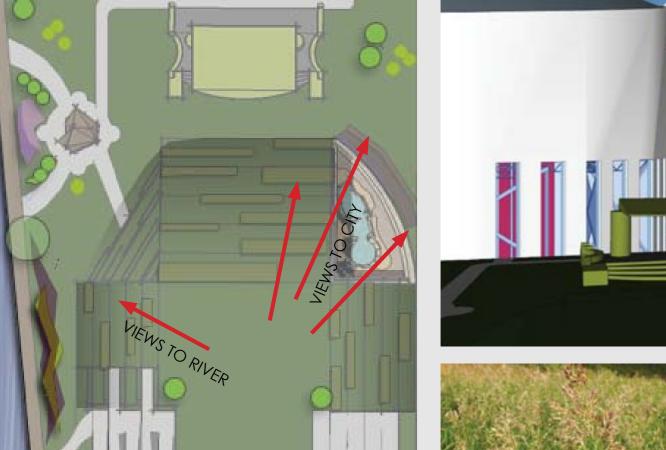






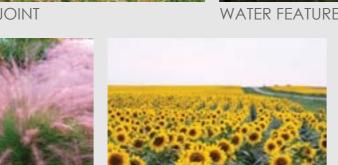


















## SUSTAINABILITY

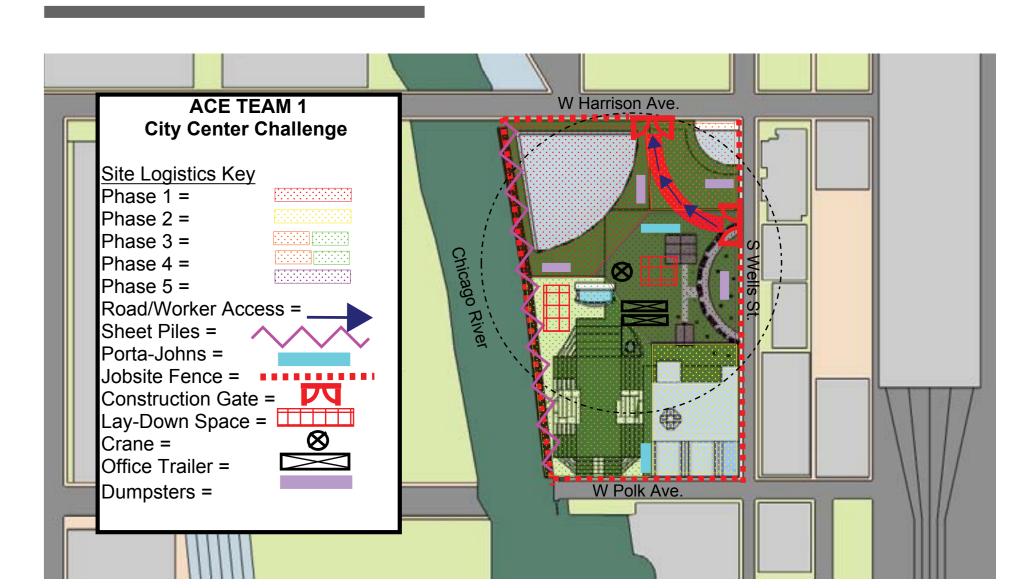
1:Permeable pavement for walkways; 2:Rooftop gardens to preserve as much green space as possible; 3:Low flush water toilets to save water; 4:Recycled plastic picnic tables and furniture; 5:Water storage to collect rainwater for irrigation; 6:Renewable energy possibilities to power food trucks and site lighting; **7**:Bike parking to reduce parking and car use; **8**:Native plants that will thrive in our climate





ctivity ID	Activity Name	Orig Dur	Remaining Start Duration	Finish							2015					2
		Dur	Duration		Mar	Apr	May	/	Jun	Jul	2015 Aug	Sep	Oct	Nov	Dec	,
ACE CIRT F																
Preconstruct A2370	Ction Planning Phase	30	30 15-Jan-15	25-Feb-15	hase											
A2380	Land Acquisition & Site Control	10	10 26-Feb-15		Land Acquisition 8	Site Control										
A2390	Environmental and Site Preparation	16	16 12-Mar-15			Environmental and Site P	reparation									
A2440	Permits	1	1 15-May-15	15-May-15	1		- 11	Permits			†					
Design Phase																
A2400	Conceptual Design Phase	15	15 26-Feb-15		Conceptua	Design Phase										
A2410 A2420	Schematic Design Phase  Design Development	15	15 19-Mar-15 6 09-Apr-15		-	Schematic Design F  Design Dev										
A2430	Construction Documents	20	20 17-Apr-15					onstruction D	ocuments		÷	÷	·		<u> </u>	
Constructio																
A2450	Contractor Site Prep	3	3 10-Jun-15	12-Jun-15					Contractor Site	Prep						
A2460	Environmental Remediation	16	16 18-May-15				۱ ا		Environmental Re							
A2470	Compact/Install Driveway	10	10 15-Jun-15	26-Jun-15					0	pmpact/Install Driveway	<u> </u>					
A2480	Foundations	7	7 15-Jun-15	23- lun-15	_				Four	dations						
A2490	Erect Steel	20	20 24-Jun-15		-					Erect	Steel					
A2500	Pour Concrete	10	10 23-Jul-15	05-Aug-15							Pour Concrete					
A2510	Plumbing Installation	12	12 06-Aug-15		1						Plumb					
A2520	Electrical Installation	18	18 06-Aug-15								:	Electrical Installation				
A2530	HVAC Installation	15	15 06-Aug-15		-						<u> </u>	VAC Installation				
A2540 A2550	Install Roof Finish Installation	30 20	30 23-Jul-15 20 03-Sep-15		-						:	Install Roof	Finish Installation			
Skate Park	Finish installation	20	20 03-Sep-15	01-0a-15	-								I Illisii ilistallatioii			
A2560	Foundations	7	7 24-Jun-15	02-Jul-15			<del> </del>		_	Foundations	†	†	1			
A2570	Erect Outer Steel	20	20 23-Jul-15	19-Aug-15							Erect Ou	:				
A2575	Erect Inner Steel	10	10 20-Aug-15									Erect Inner Steel				
A2580	Pour Concrete	10	10 03-Sep-15									Pour Co	· · · · · · · · · · · · · · · · · · ·			
A2590 A2600	Plumbing Installation Electrical Installation	12	12 18-Sep-15 18 18-Sep-15				ļ				<del>-</del>		Plumbing Installation Electrical Installatio			
A2610	HVAC Installation	15	15 18-Sep-15		-								HVAC Installation	•		
A2620	Install Roof	30	30 03-Sep-15										Install Roof			
A2630	Finish Installation	20	20 16-Oct-15	12-Nov-15										Finish Installati	ion	
Dog Park							<u> </u>				<u> </u>	<u> </u>				
A2640 A2650	Foundations Erect Steel	7 20	7 06-Jul-15 20 15-Jul-15	14-Jul-15 11-Aug-15	_					Foundations	Erect Steel					
A2660	Pour Concrete	10	10 12-Aug-15		-							ur Concrete				
A2670	Plumbing Installation	12	12 26-Aug-15		-							Plumbing Insta	illation			
A2680	Electrical Installation	18	18 14-Sep-15										Electrical Installation			
A2690	HVAC Installation	15	15 08-Oct-15									-		C Installation		
A2700	Install Roof	30	30 12-Aug-15									Ins	stall Roof			
A2710 Food Truck	Finish Installation	20	20 29-Oct-15	25-Nov-15	_								T	F	inish Installation	
A2720	Install exterior electrical/lighting	5	5 27-Nov-15	03-Dec-15	-										Install exterior electrical	l/lighting
A2730	Install stone walkway	5	5 04-Dec-15	10-Dec-15	1		<del> </del>				†	†			Install stone walk	
A2740	Plant trees and grass	3	3 11-Dec-15	15-Dec-15											Plant trees	and grass
A2750	Install Benches	1	1 16-Dec-15	16-Dec-15											I Install Ben	ches
Green Space			5 00 1 ·-	00.1145	-				_	Grade area						
A2760 A2770	Grade area Erect Structure	5 15	5 29-Jun-15 15 07-Jul-15		ļ		ļ			Grade area	dect Structure					
A2770 A2780	Install electrical/lighting	15	15 07-Jul-15 5 28-Jul-15	03-Aug-15	-						Install electrical/lighting					
A2790	Install wooden boardwalk	10	10 04-Aug-15		1					_	Install woo	den boardwalk				
A2800	Plant trees/grass/flowers	4		21-Aug-15								rees/grass/flowers				
A2810	Install water garden and plants	3	3 24-Aug-15								□ In	stall water garden and plant	3			
Closeout											1					
A2120	A/E Deliver Punchlist	5	5 17-Dec-15												A/E	Deliver F
A2130	Testing and Balancing	20	20 29-Oct-15										<b>—</b>	T	esting and Balancing	
A2140 A2150	Cure punchlist Substantial Completion	5	5 24-Dec-15	31-Dec-15 23-Dec-15	-										A Sub	Cure ostantial C
A2160	Commissioning	20	20 27-Nov-15				<u></u>				÷	÷			Co	
A2180	Final Completion	0	0 04-Jan-16		-									_		1 F
	<u> </u>									i			<del>'                                    </del>			
Finish Da	ate: 04-Jan-		Remaining Leve													
16	_		Actual Level of E	Effort												
Data Dat	te: 15-Jan-		Actual Work						ACE CIR	T Project						
15			Remaining Work							-						
	e: 10-Mar-		Critical Remaining		l											
			Summary Mileste	-	l											
15 17:12	'   ▼	•	Juilliary wilest	unes												

## SCHEDULE



SITE LOGISTICS



The indoor/outdoor dog park area was created after talking to residents in the area. There are many residential buildings in the area that currently use this site for exercising with their four-legged friends, and while the site has been developed to encourage use from around the community, it should also continue supporting the needs of their most immediate neighbors.







	Total F	ACE TEA Park City Pr			t	
Division : Project :	Park City			ject Number: e:	March 12, 2015	
Address: Old Ward / Ald.: 2015 Ward / Ald.:				: iding Amount: iding Source(s	s):	
Cost Codes	Group headings		F	Indertaking Budget (Includes ormulation)	Comments	
	Planning	Square Footage		TBD		
1.01	Legal Fees - Planning		\$	10,000		
1.02	Geotechnical Testing - Planning		\$	30,000		
1.03	Environmental Assessment - Planning		\$	10,000		
1.04	Design Architect - Planning		\$		3% of 6.04 General Construction	
1.05	Project Management - Planning		\$	350,000		
1.06	Site Survey / Traffic Studies / LEED Registration		\$	150,000		
1.07	Other Planning Costs					
	•	Sub-Total	\$	3,546,037		
II	Land Acquisition & Site Control					
2.01	Legal Fees - Acquisition		\$	10,000		
2.02	Land Acquisition					
2.03	Relocation Costs					
2.04	Abatement, Demo, Fencing, Signage, & Property	Management	\$	340,000		
2.05	Utility Service & Relocation Costs		\$	750,000		
2.06	Other Land Acquisition Costs	O. b T-4-1	\$	50,000		
III	Environmental and Site Preparation	Sub-Total	Þ	1,150,000		
3.01	Environmental Testing / Consulting & Add'l Geote	och (after LIT)	\$	3,000,000		
3.02	Environmental Remediation & Site Preparation	cii (ailei 01)	\$	300,000		
3.03	Site Prep Contract Contingency		\$	750,000		
3.04	Site Prep Allowance		\$	200,000		
3.05	Other Environmental & Site Prep Costs		•			
	·	Sub-Total	\$	4,250,000		
IV	Design					
4.01	Design Architect Fees		\$		3% of 6.04 General Construction	
4.02	AOR Basic Fees & Reimbursables		\$		7% of 6.04 General Construction	
4.03	Commissioning Agent		\$		1% of 6.04 General Construction	
4.04	Permitting Costs		\$		1% of 6.04 General Construction	
4.05	Other Design Related Costs	O. b T-4-1	\$	200,000		
V	Project Implementation	Sub-Total	à	12,184,147		
5.01	Project Implementation  Project Management Costs		\$	2 286 657	Per Staffing Plan; 2.2% of 6.04 General Constru	
5.02	Pre-Bid Advertising & Document Reproduction		Ψ	2,200,007	1 C. Claiming Flam, 2.270 Of 0.04 Centeral Constitu	
5.03	Community Outreach		\$	75.000		
5.04	Affirmative Action Compliance		\$		Per Staffing Plan; 0.05% of (2.09+3.06+6.04)	
5.05	Administration Fee		\$		3% of (2.09+3.06+6.04+6.05+6.06)	
5.06	Legal Fees - Project Implementation				,	
5.07	Other Project Implementation Costs					
		Sub-Total	\$	5,531,794		
VI	Construction		Ţ			
6.01	Testing and Inspection		\$	200,000		
6.02	General Construction		\$	99,867,895	Estimated at \$275/SF, Approved budget may ne	
6.03					revision If bids are above this.	
6.04	General Construction Allowances General Construction Contract Contingency		s	2 006 027	3% of 6.04 General Construction	
6.05	I T Systems		\$	1,000,000	070 OF 0.04 General Construction	
6.06	FF&E - Furnishings		\$	75,000		
6.07	Public Artwork Program		\$	500,000		
6.08	Other Project Construction Costs		\$	5,000,000		
0.00	2 2.2	Sub-Total		109,638,932		
VII	Contingency					
7.01	Project Contingency		\$		5% of 6.04 General Construction	
		Sub-Total	\$	5,481,947		
		OJECT BUDGET		141,782,857		

**BUDGET**