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 from July 1, 2019 through June 30, 2020.
INTRODUCTION

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—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 2020 (July 1, 2019-June 30, 2020) 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 FY2020 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:

<table>
<thead>
<tr>
<th>CONTRACTING</th>
<th>WORKFORCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBE PARTICIPATION</td>
<td>MINORITY JOURNEY WORKERS AND APPRENTICE HOURS</td>
</tr>
<tr>
<td>35%</td>
<td>30%</td>
</tr>
<tr>
<td>WBE PARTICIPATION</td>
<td>FEMALE JOURNEY WORKER AND APPRENTICE HOURS</td>
</tr>
<tr>
<td>6%</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>MINORITY LABORER HOURS</td>
</tr>
<tr>
<td></td>
<td>40%</td>
</tr>
<tr>
<td></td>
<td>FEMALE LABORER HOURS</td>
</tr>
<tr>
<td></td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>CITY OF CHICAGO RESIDENT WORKER HOURS</td>
</tr>
<tr>
<td></td>
<td>40%</td>
</tr>
</tbody>
</table>
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 FY2020 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 FY2020

The following table is a summary of major capital projects in progress during FY2020.

<table>
<thead>
<tr>
<th>University of Chicago</th>
<th>University of Chicago Medical Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>David M. Rubenstein Forum*</td>
<td>River East Ambulatory Care Center</td>
</tr>
<tr>
<td>ERC IME Bernien Lab</td>
<td></td>
</tr>
<tr>
<td>ERC IME Maurer Lab</td>
<td></td>
</tr>
<tr>
<td>ERC IME Zhong Lab</td>
<td></td>
</tr>
<tr>
<td>IME Kovler Lab</td>
<td></td>
</tr>
<tr>
<td>John Crerar Library*</td>
<td></td>
</tr>
<tr>
<td>Keller Center*</td>
<td></td>
</tr>
<tr>
<td>Pod-C Basement</td>
<td></td>
</tr>
<tr>
<td>Student Wellness Center**</td>
<td></td>
</tr>
</tbody>
</table>

*Signed under legacy goals of 25% MBE and 5% WBE
** Design-Build project

In accordance to ICI methodology, General Conditions are included in the total calculation for all percentages.
M/WBE CONTRACTING PARTICIPATION - Construction

Major Capital Construction Projects: Cumulative Project Performance during FY2020

The following table is a summary of cumulative economic benefit for Major Capital Projects in FY2020. 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:

<table>
<thead>
<tr>
<th>Project</th>
<th>Contract Amount</th>
<th>Paid-to-Date</th>
<th>Invoiced-to-Date</th>
<th>Cumulative MBE $</th>
<th>MBE %</th>
<th>Cumulative WBE $</th>
<th>WBE %</th>
<th>Combine d M/WBE %</th>
</tr>
</thead>
<tbody>
<tr>
<td>David M. Rubenstein Forum*</td>
<td>$80,330,782.85</td>
<td>$69,842,835.01</td>
<td>86.94%</td>
<td>$16,646,421.00</td>
<td>23.83%</td>
<td>$2,862,049.00</td>
<td>4.10%</td>
<td>28.01%</td>
</tr>
<tr>
<td>ERC IME Bernien Lab</td>
<td>$2,370,228.23</td>
<td>$2,061,601.43</td>
<td>86.98%</td>
<td>$507,882.77</td>
<td>24.64%</td>
<td>$518,013.22</td>
<td>25.13%</td>
<td>49.76%</td>
</tr>
<tr>
<td>ERC IME Maurer Lab</td>
<td>$2,382,088.30</td>
<td>$2,092,694.77</td>
<td>87.85%</td>
<td>$572,187.84</td>
<td>27.34%</td>
<td>$484,598.67</td>
<td>23.16%</td>
<td>50.50%</td>
</tr>
<tr>
<td>ERC IME Zhong Lab</td>
<td>$4,574,835.23</td>
<td>$4,516,319.63</td>
<td>98.72%</td>
<td>$1,733,956.80</td>
<td>38.39%</td>
<td>$219,575.00</td>
<td>4.86%</td>
<td>43.25%</td>
</tr>
<tr>
<td>IME Kovler Lab</td>
<td>$5,449,320.00</td>
<td>$5,449,320.00</td>
<td>100.00%</td>
<td>$1,128,760.00</td>
<td>20.71%</td>
<td>$1,055,551.00</td>
<td>19.37%</td>
<td>40.08%</td>
</tr>
<tr>
<td>John Crerar Library*</td>
<td>$25,707,722.31</td>
<td>$24,311,513.06</td>
<td>94.57%</td>
<td>$7,360,114.73</td>
<td>30.27%</td>
<td>$1,507,158.49</td>
<td>6.20%</td>
<td>36.47%</td>
</tr>
<tr>
<td>Keller Center*</td>
<td>$59,867,791.49</td>
<td>$59,576,678.17</td>
<td>99.51%</td>
<td>$17,467,271.52</td>
<td>29.32%</td>
<td>$2,509,965.77</td>
<td>4.21%</td>
<td>33.53%</td>
</tr>
<tr>
<td>Pod-C Basement</td>
<td>$2,462,994.00</td>
<td>$2,462,994.00</td>
<td>100.00%</td>
<td>$1,082,274.90</td>
<td>43.94%</td>
<td>$48,194.40</td>
<td>1.96%</td>
<td>45.90%</td>
</tr>
<tr>
<td>Student Wellness Center**</td>
<td>$18,594,563.77</td>
<td>$13,317,304.20</td>
<td>71.62%</td>
<td>$5,101,064.03</td>
<td>38.30%</td>
<td>$537,420.72</td>
<td>4.04%</td>
<td>42.34%</td>
</tr>
<tr>
<td>River East Ambulatory Care Center</td>
<td>$13,296,953.00</td>
<td>$9,661,353.00</td>
<td>72.66%</td>
<td>$4,482,841.31</td>
<td>46.40%</td>
<td>$964,922.94</td>
<td>9.99%</td>
<td>56.39%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$215,037,279.18</strong></td>
<td><strong>$193,292,613.27</strong></td>
<td></td>
<td><strong>$56,082,774.90</strong></td>
<td>29.01%</td>
<td><strong>$10,707,449.21</strong></td>
<td>5.54%</td>
<td>34.55%</td>
</tr>
</tbody>
</table>

*Signed under legacy goals of 25% MBE and 5% WBE  
**Design-Build project  
In accordance to ICI methodology, General Conditions are included in the total calculation for all percentages.
M/WBE CONTRACTING PARTICIPATION - Architecture

Major Capital Construction Projects: Cumulative Project Performance during FY2020

The following table is a summary of cumulative economic benefit for design services for major capital projects in FY2020. The data is based on paid-to-date figures. Data are verified through waivers of lien and sworn statements:

<table>
<thead>
<tr>
<th>Project</th>
<th>Contract Amount</th>
<th>Paid-to-Date</th>
<th>Invoiced-to-Date</th>
<th>Cumulative MBE $</th>
<th>MBE %</th>
<th>Cumulative WBE $</th>
<th>WBE %</th>
<th>Combined M/WBE %</th>
</tr>
</thead>
<tbody>
<tr>
<td>David M. Rubenstein Forum*</td>
<td>$9,987,913.00</td>
<td>$9,930,178.70</td>
<td>99.42%</td>
<td>$703,883.51</td>
<td>7.09%</td>
<td>$1,774,750.13</td>
<td>17.87%</td>
<td>24.96%</td>
</tr>
<tr>
<td>ERC IME Bernien Lab</td>
<td>$202,285.00</td>
<td>$202,285.00</td>
<td>100.00%</td>
<td>$40,120.00</td>
<td>19.83%</td>
<td>$27,750.00</td>
<td>13.72%</td>
<td>33.55%</td>
</tr>
<tr>
<td>ERC IME Maurer Lab</td>
<td>$226,960.00</td>
<td>$226,960.00</td>
<td>100.00%</td>
<td>$38,000.00</td>
<td>16.74%</td>
<td>$27,500.00</td>
<td>12.12%</td>
<td>28.86%</td>
</tr>
<tr>
<td>ERC IME Zhong Lab</td>
<td>$582,659.67</td>
<td>$545,559.67</td>
<td>93.63%</td>
<td>$45,770.00</td>
<td>8.39%</td>
<td>$51,500.00</td>
<td>9.44%</td>
<td>17.83%</td>
</tr>
<tr>
<td>IME Kovler Lab</td>
<td>$762,884.10</td>
<td>$762,884.00</td>
<td>100.00%</td>
<td>$125,987.77</td>
<td>16.51%</td>
<td>$0.00</td>
<td>0.00%</td>
<td>16.51%</td>
</tr>
<tr>
<td>John Crerar Library*</td>
<td>$2,625,105.00</td>
<td>$2,560,112.77</td>
<td>97.52%</td>
<td>$667,472.51</td>
<td>26.07%</td>
<td>$0.00</td>
<td>0.00%</td>
<td>26.07%</td>
</tr>
<tr>
<td>Keller Center*</td>
<td>$4,799,243.13</td>
<td>$4,754,064.00</td>
<td>99.06%</td>
<td>$1,284,466.40</td>
<td>27.02%</td>
<td>$161,870.00</td>
<td>3.40%</td>
<td>30.42%</td>
</tr>
<tr>
<td>Pod-C Basement</td>
<td>$64,210.00</td>
<td>$64,210.00</td>
<td>100.00%</td>
<td>$0.00</td>
<td>0.00%</td>
<td>$0.00</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>River East Ambulatory Care Center</td>
<td>$2,320,336.00</td>
<td>$2,226,751.77</td>
<td>95.97%</td>
<td>$567,360.17</td>
<td>25.48%</td>
<td>$43,860.00</td>
<td>1.97%</td>
<td>27.45%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$21,571,595.90</strong></td>
<td><strong>$21,273,005.91</strong></td>
<td><strong>16.33%</strong></td>
<td><strong>$3,473,060.38</strong></td>
<td><strong>16.33%</strong></td>
<td><strong>$2,087,230.13</strong></td>
<td><strong>9.81%</strong></td>
<td><strong>26.14%</strong></td>
</tr>
</tbody>
</table>

*Signed under legacy goals of 25% MBE and 5% WBE
**Design-Build project

In accordance to ICI methodology, General Conditions are included in the total calculation for all percentages.
## Renovation Projects: FY2020 Payments

The following table is a summary of Inclusive Construction Initiative achievements for of FY2020 for all renovation projects under $2M:

<table>
<thead>
<tr>
<th>Project</th>
<th>FY20 Paid</th>
<th>FY20 MBE $</th>
<th>FY20 MBE %</th>
<th>FY20 WBE $</th>
<th>FY20 WBE %</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Renovation &lt;$2M</td>
<td>$28,127,168.27</td>
<td>$10,170,168.87</td>
<td>36.16%</td>
<td>$5,129,642.28</td>
<td>18.24%</td>
</tr>
<tr>
<td>University other A/E Services</td>
<td>$2,634,096.75</td>
<td>$863,065.59</td>
<td>32.77%</td>
<td>$89,232.00</td>
<td>3.39%</td>
</tr>
<tr>
<td>Medical Center Renovation &lt;$2M</td>
<td>$12,343,785.45</td>
<td>$2,692,758.05</td>
<td>21.81%</td>
<td>$2,795,571.78</td>
<td>22.65%</td>
</tr>
<tr>
<td>Medical Center other A/E Services</td>
<td>$2,219,963.33</td>
<td>$697,060.57</td>
<td>31.40%</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$45,325,013.80</strong></td>
<td><strong>$14,423,053.08</strong></td>
<td><strong>31.82%</strong></td>
<td><strong>$8,014,446.06</strong></td>
<td><strong>17.68%</strong></td>
</tr>
</tbody>
</table>
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 active University major capital projects during FY20:

**Workforce Diversity Participation FY20**

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 FY2020.
## FY2020

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

#### Project Performance

<table>
<thead>
<tr>
<th>Project</th>
<th>Minority</th>
<th>female</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>JW&amp;A</td>
<td>Laborers</td>
</tr>
<tr>
<td></td>
<td>Hours</td>
<td>%</td>
</tr>
<tr>
<td>David M. Rubenstein Forum*</td>
<td>104,039.36</td>
<td>47.07%</td>
</tr>
<tr>
<td>ERC IME Bernien Lab</td>
<td>303.50</td>
<td>15.43%</td>
</tr>
<tr>
<td>ERC IME Maurer Lab</td>
<td>324.00</td>
<td>14.59%</td>
</tr>
<tr>
<td>ERC IME Zhong Lab</td>
<td>2,028.00</td>
<td>21.79%</td>
</tr>
<tr>
<td>IME Kovler Lab</td>
<td>3,561.50</td>
<td>30.86%</td>
</tr>
<tr>
<td>John Crerar Library</td>
<td>90,001.25</td>
<td>51.52%</td>
</tr>
<tr>
<td>Keller Center*</td>
<td>44,742.50</td>
<td>43.31%</td>
</tr>
<tr>
<td>Pod-C Basement</td>
<td>2,327.00</td>
<td>49.83%</td>
</tr>
<tr>
<td>Student Wellness Center**</td>
<td>13,089.00</td>
<td>34.60%</td>
</tr>
<tr>
<td>River East Ambulatory Care Center</td>
<td>18,178.00</td>
<td>43.71%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>278,594.11</td>
<td>45.81%</td>
</tr>
</tbody>
</table>

### Project Costs

<table>
<thead>
<tr>
<th>Project</th>
<th>JW&amp;A</th>
<th>Laborers</th>
<th>JW&amp;A</th>
<th>Laborers</th>
</tr>
</thead>
<tbody>
<tr>
<td>David M. Rubenstein Forum*</td>
<td>$4,868,926.99</td>
<td>$958,519.48</td>
<td>$235,491.00</td>
<td>$113,340.98</td>
</tr>
<tr>
<td>ERC IME Bernien Lab</td>
<td>$14,194.80</td>
<td>$21,578.03</td>
<td>$2,039.10</td>
<td>$3,453.88</td>
</tr>
<tr>
<td>ERC IME Maurer Lab</td>
<td>$14,475.42</td>
<td>$23,163.53</td>
<td>$1,893.45</td>
<td>$1,661.36</td>
</tr>
<tr>
<td>ERC IME Zhong Lab</td>
<td>$92,683.92</td>
<td>$64,580.64</td>
<td>$11,046.72</td>
<td>$1,666.08</td>
</tr>
<tr>
<td>IME Kovler Lab</td>
<td>$160,090.81</td>
<td>$65,140.86</td>
<td>$0.00</td>
<td>$12,470.92</td>
</tr>
<tr>
<td>John Crerar Library*</td>
<td>$3,930,866.52</td>
<td>$789,136.84</td>
<td>$471,239.61</td>
<td>$185,626.69</td>
</tr>
<tr>
<td>Keller Center*</td>
<td>$1,980,749.60</td>
<td>$324,018.23</td>
<td>$85,753.26</td>
<td>$28,133.92</td>
</tr>
<tr>
<td>Pod-C Basement</td>
<td>$101,882.23</td>
<td>$5,146.56</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Student Wellness Center**</td>
<td>$604,931.06</td>
<td>$146,933.13</td>
<td>$9,976.70</td>
<td>$0.00</td>
</tr>
<tr>
<td>River East Ambulatory Care Center</td>
<td>$825,762.08</td>
<td>$113,958.73</td>
<td>$59,817.36</td>
<td>$4,906.92</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$12,594,563.42</td>
<td>$2,512,176.03</td>
<td>$877,257.20</td>
<td>$351,260.75</td>
</tr>
</tbody>
</table>
## FY19 Workforce Wages and Hours – Major Capital Projects:
Local Workforce Project Performance

<table>
<thead>
<tr>
<th>Project</th>
<th>Chicago Residents</th>
<th>Local Workers</th>
<th>Total Wages</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hours</td>
<td>%</td>
<td>Wages Paid</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>David M. Rubenstein Forum*</td>
<td>79,875.32</td>
<td>31.24%</td>
<td>$3,687,361.38</td>
</tr>
<tr>
<td>ERC IME Bernien Lab</td>
<td>470.50</td>
<td>14.21%</td>
<td>$22,015.02</td>
</tr>
<tr>
<td>ERC IME Maurer Lab</td>
<td>564.50</td>
<td>15.56%</td>
<td>$26,100.51</td>
</tr>
<tr>
<td>ERC IME Zhong Lab</td>
<td>2,973.00</td>
<td>27.32%</td>
<td>$126,031.12</td>
</tr>
<tr>
<td>IME Kovler Lab</td>
<td>3,952.00</td>
<td>29.31%</td>
<td>$173,797.38</td>
</tr>
<tr>
<td>John Crerar Library*</td>
<td>86,181.50</td>
<td>42.28%</td>
<td>$3,818,297.88</td>
</tr>
<tr>
<td>Keller Center*</td>
<td>36,498.50</td>
<td>31.66%</td>
<td>$1,529,684.54</td>
</tr>
<tr>
<td>Pod-C Basement</td>
<td>2,342.00</td>
<td>48.58%</td>
<td>$103,563.56</td>
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<tr>
<td>Student Wellness Center**</td>
<td>12,866.00</td>
<td>30.44%</td>
<td>$598,154.86</td>
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<tr>
<td>River East Ambulatory Care Center</td>
<td>14,534.50</td>
<td>32.07%</td>
<td>$666,373.32</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>240,257.82</strong></td>
<td><strong>34.39%</strong></td>
<td><strong>$10,751,379.57</strong></td>
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<th>60615</th>
<th>60616</th>
<th>60619</th>
<th>60621</th>
<th>60637</th>
<th>60649</th>
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<td>David M. Rubenstein Forum*</td>
<td>14</td>
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<td>2</td>
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<td>John Crerar Library*</td>
<td>15</td>
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<td>3</td>
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<td>1</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>37</td>
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<td>3</td>
<td>2</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td>Pod-C Basement</td>
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<td>0</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>9</td>
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<td><strong>8</strong></td>
<td><strong>9</strong></td>
<td><strong>18</strong></td>
<td><strong>4</strong></td>
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<td><strong>15</strong></td>
<td><strong>6</strong></td>
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</tbody>
</table>
DIVERSE PRIME CONTRACTORS, SUBCONTRACTORS, AND MATERIAL SUPPLIERS

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

**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.
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
Esorza 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.
AMSYS CO
Anderson Concrete Pumping & Equipment Rental
Brandenburger Plumbing, Inc.
Canino Electric Co.
Claussen 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
NB M 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
Hilico Distributing Company, Inc.
**ERC IME ZHONG LAB**

**PRIME CONTRACTORS**
Air Design Systems, Inc  
Durango Painting, Inc.  
Dynamic Heating & Piping Co.  
Escarptia 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.  
Escarptia 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.

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**KELLER CENTER**

**PRIME CONTRACTORS**
Atrium, Inc.  
Brown & Momen, Inc.  
Durango Painting  
Escarptia Construction Company  
Escarptia Tile (Escarptia 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
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.¹ Please note that the project is 30.16% 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 verified through waivers of lien and sworn statements:

<table>
<thead>
<tr>
<th>Minority Business Enterprise</th>
<th>$33,278,064.89</th>
<th>26.67%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Women-Owned Business Enterprise</td>
<td>$10,450,615.36</td>
<td>8.38%</td>
</tr>
</tbody>
</table>

**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, and Chicago workforce are outlined in the chart below:

<table>
<thead>
<tr>
<th>Designation</th>
<th>Wages ($)</th>
<th>Wages (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minority Journey Workers and Apprentices</td>
<td>$8,976,706.39</td>
<td>46.43%</td>
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<tr>
<td>Minority Laborers</td>
<td>$1,919,493.45</td>
<td>63.92%</td>
</tr>
<tr>
<td>Female Journey Workers and Apprentices</td>
<td>$584,911.07</td>
<td>3.03%</td>
</tr>
<tr>
<td>Female Laborers</td>
<td>$320,923.77</td>
<td>10.69%</td>
</tr>
<tr>
<td>City of Chicago Residents</td>
<td>$8,298,504.77</td>
<td>37.15%</td>
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</tbody>
</table>

Special thanks to Myriam Weaver for capturing photographs of the University and Medical Center’s diverse workforce in action.