

CITY OF CHICAGO PEDWAY

PRELIMINARY COST ESTIMATE AND IMPROVEMENT PRIORITIES
JUNE 2018



OVERVIEW

- 01** History of the Pedway
- 02** Scope
- 03** Jurisdictional Map
- 04** Visual Concerns by Section
- 05** Improvement Priorities and Cost Overview
- 06** Additional Concerns and Missed Opportunities

01 INTRODUCTION AND HISTORY OF THE PEDWAY

There is a general concern that aspects of the pedway are in need of significant repair and revitalization. **Emphasis has been placed on the main spine of the pedway to categorize areas of improvement.**

Development of the Pedway began in 1951, when the City of Chicago built one-block tunnels connecting the Red Line and Blue Line subways at Washington Street and Jackson Boulevard. Since then, both public and private investment have expanded the Pedway, and the system now connects more than 50 buildings.¹

Chicago's downtown pedestrian way system, the Pedway, lies in the heart of the city. This system of underground tunnels and overhead bridges **links more than 40 blocks in the Central Business District, covering roughly five miles.**¹

Used by tens of thousands of pedestrians each day, **the Pedway connects to public and private buildings**, CTA stations and commuter rail facilities.¹

¹ City of Chicago

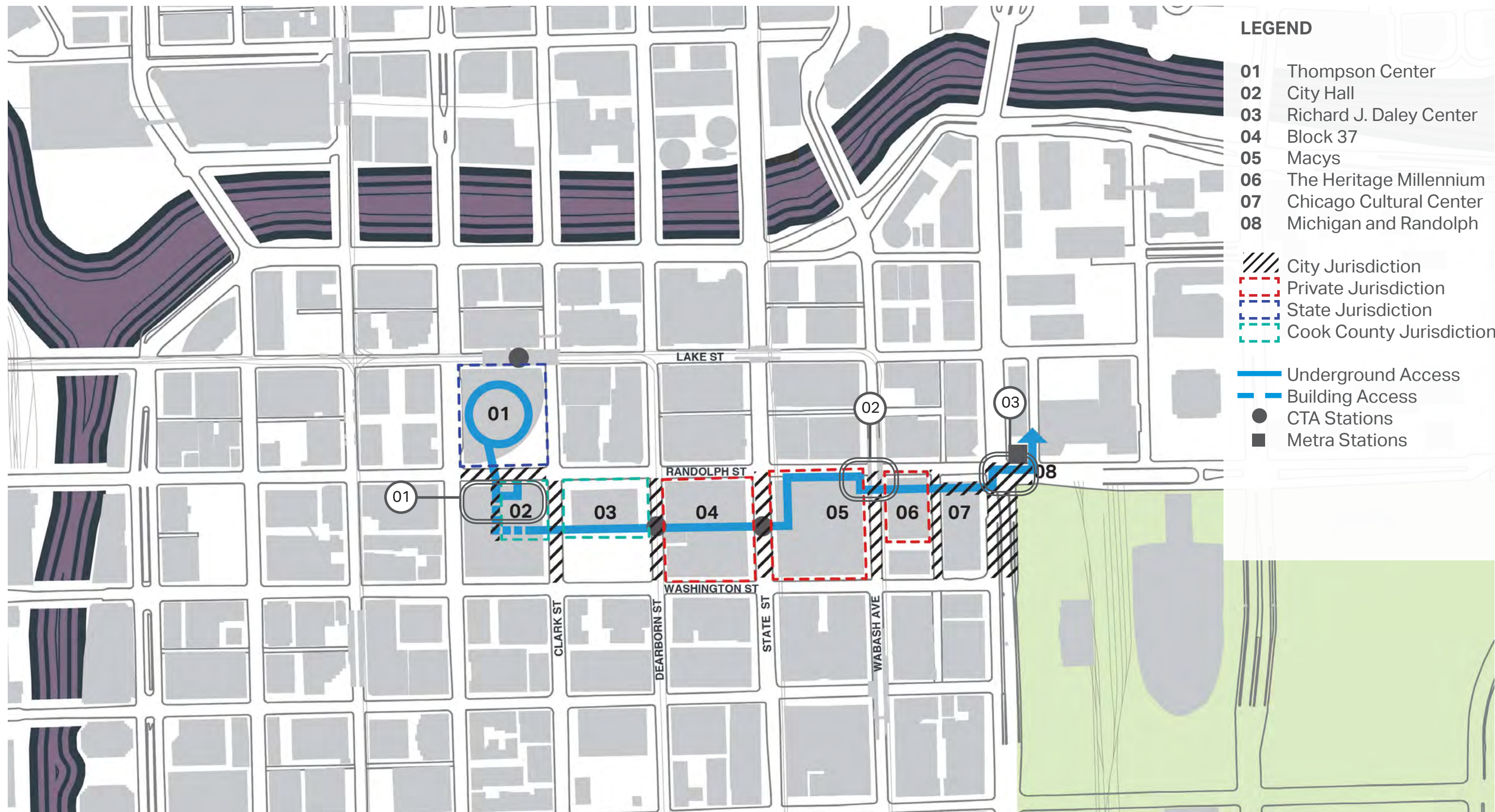
02 OVERALL SCOPE

- 01 Initial Meeting
- 02 AECOM Visual Inspection and Analysis of Concerns
- 03A Jurisdictional Confirmation
- 03B Rough Order of Magnitude Costs
- 04 Discuss Elpc Options
- 05 Final Presentation



- There is a general concern that aspects of the pedway are in need of repair and revitalization.
- The team is to undertake a high level survey of the main spine of the pedway categorizing repairs and missed opportunities.
- Items will be categorized and rough order of magnitude costs will be assigned.
- Define potential strategies for addressing key and agreed concerns and/ or the implementation of revitalization strategies.

03 JURISDICTIONAL MAP

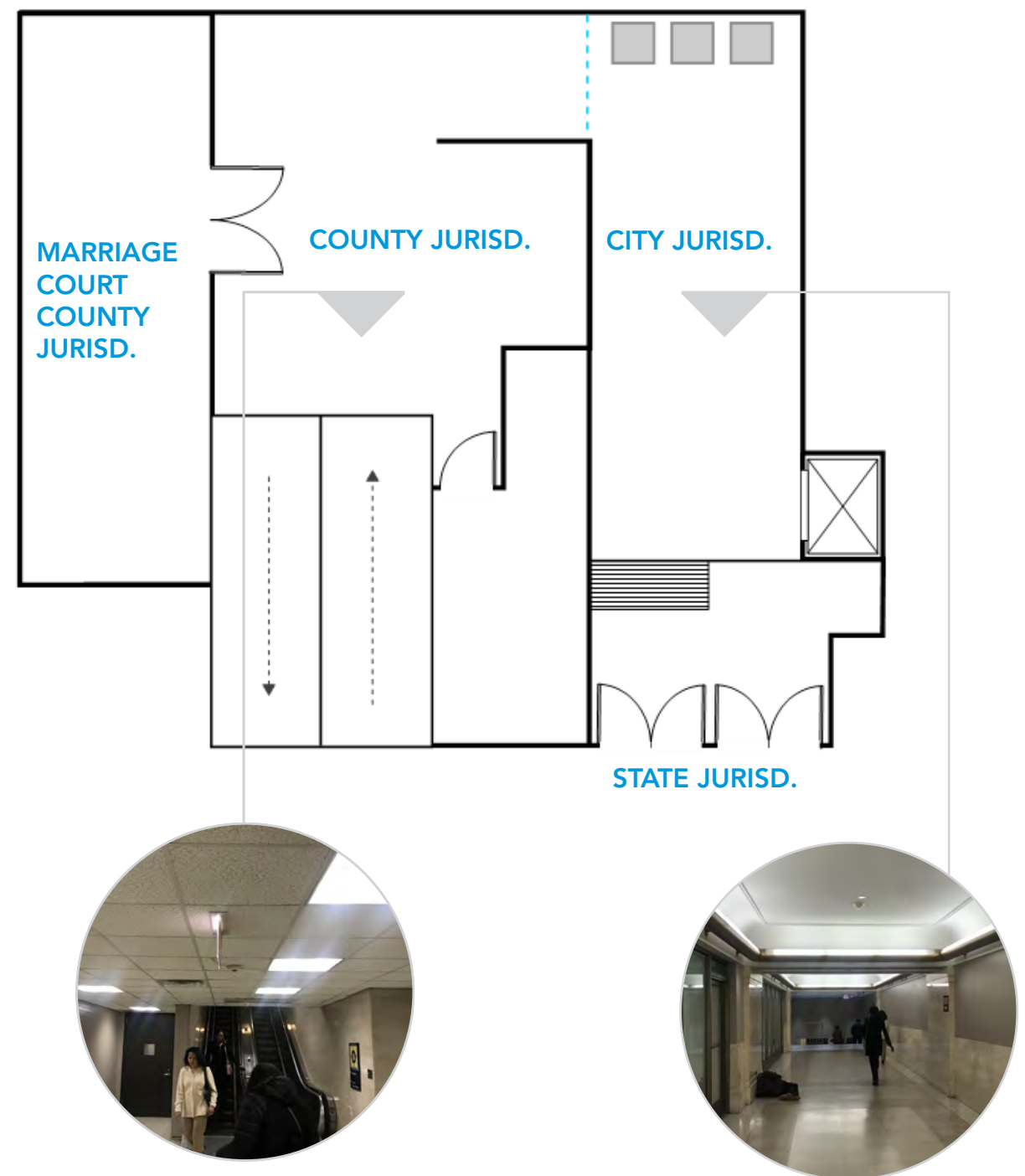


*There is still some uncertainty in regards to the jurisdiction.

03 JURISDICTIONAL MAPPING ENLARGEMENTS

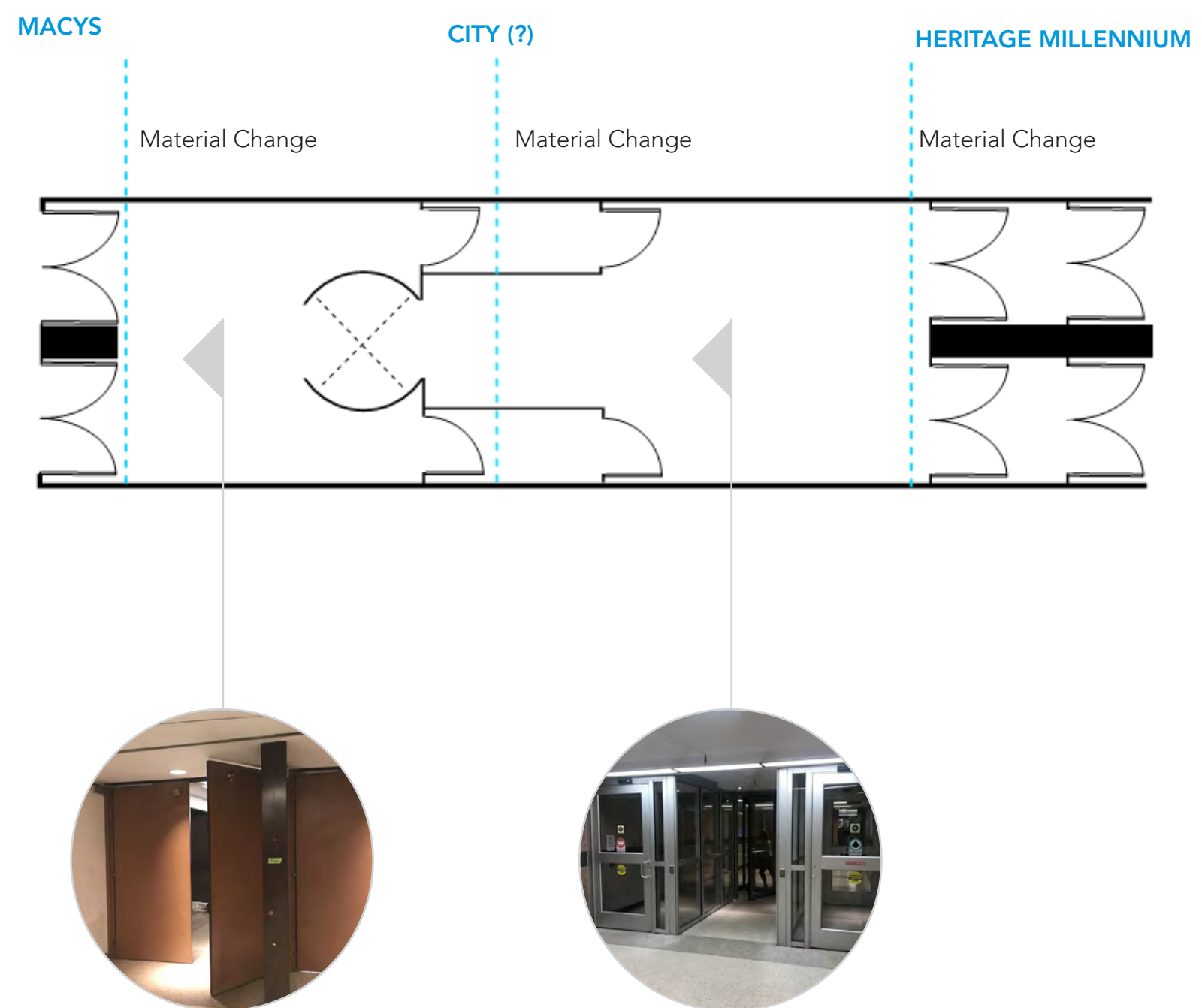
ENLARGEMENT 1: CITY HALL LOWER LEVEL

The jurisdiction in this area transitions from State, City to County.



ENLARGEMENT 2: MACY'S TO HERITAGE MILLENNIUM TRANSITION

The jurisdiction in this area is currently unknown. It transitions from Macy's to Heritage Millennium which is Private.



* Drawings not to scale, visual reference of jurisdictional changes.

03 JURISDICTIONAL MAPPING ENLARGEMENTS

ENLARGEMENT 3: METRA STATION MILLENNIUM PARK CONNECTION



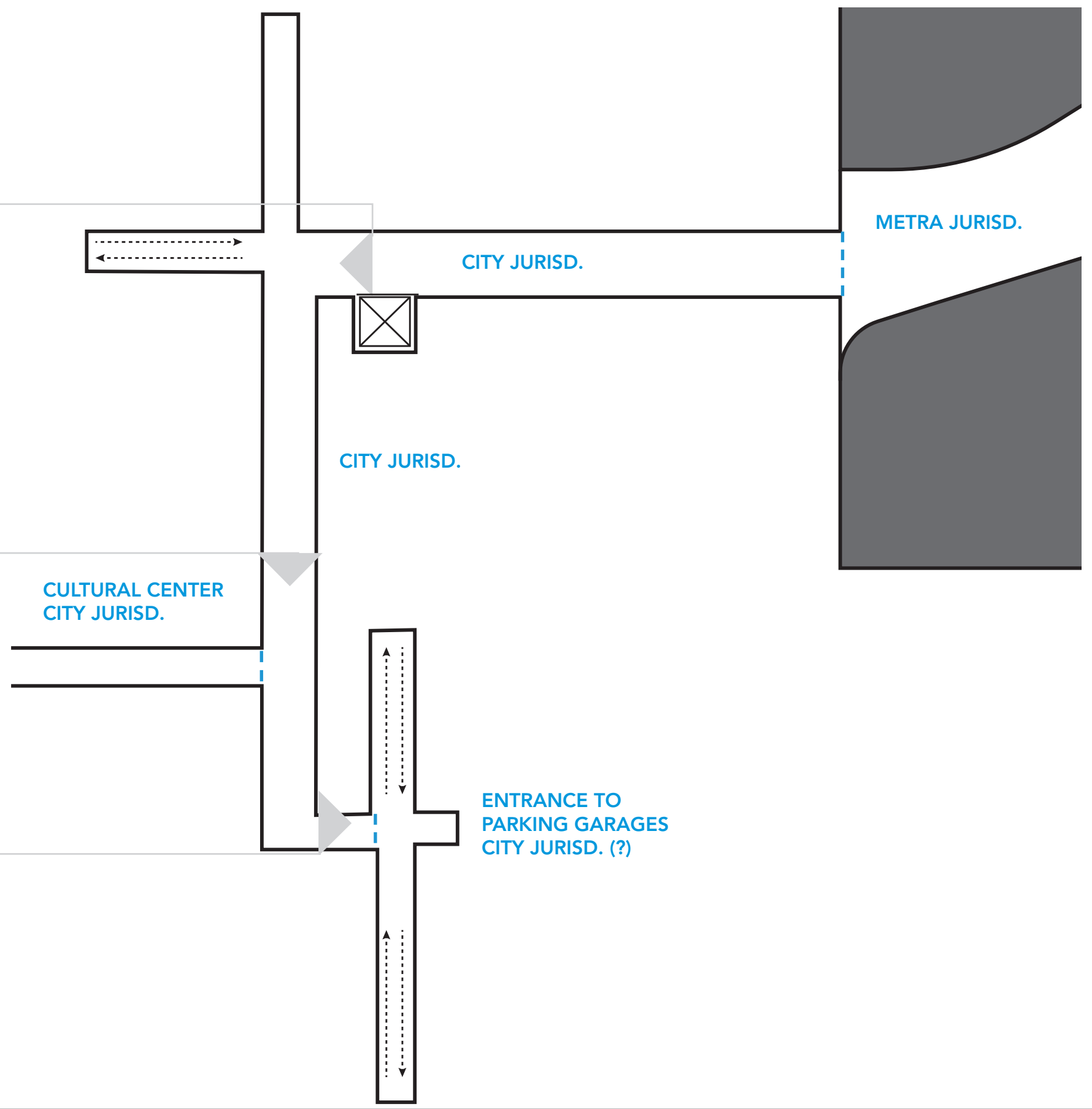
View of Stairs to Michigan and Randolph



View of Connecting Corridor to Cultural Center and Parking Garage



View of Entrance to Parking Garage



* Drawings not to scale, visual reference of jurisdictional changes.

04 VISUAL CONCERNS- AREA 1 THOMPSON CENTER



AREA	DETAILS	
1	Thompson Center Connection	
	Air Quality	Air monitoring device placed between Thompson Center and City Hall
	Dangerous Flooring Conditions	Damaged and missing anti slip adhesive on sloped surface
	Poor Lighting Levels	Uneven distribution of lighting
	Overall Maintenance	Lights out, floor, wall, and ceiling require repairs

04 VISUAL CONCERNS- AREA 2 CITY HALL



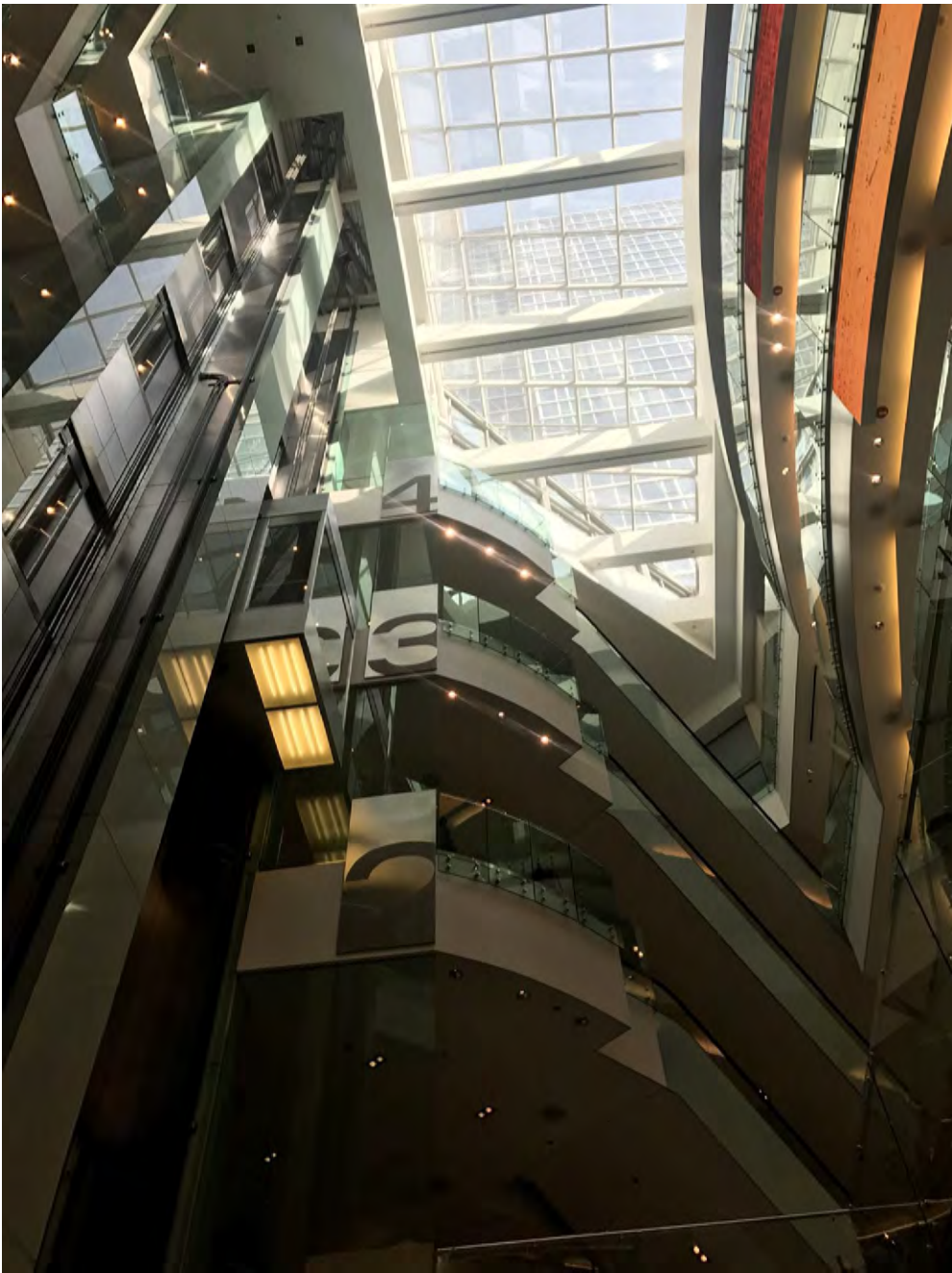
AREA		DETAILS
2	City Hall/County Building	
	See General	
9	General	
	Signage/Wayfinding Improvements	New signage and wayfinding is required for the Pedway

04 VISUAL CONCERNS- AREA 3 DALEY CENTER



AREA		DETAILS
3	Richard J Daley Center	
	User Movement/ Access	Accessible door is hard to use and navigate
	Missed Opportunity	Long corridor which could be upgraded to showcase art/ marketing
	Signage/Wayfinding Improvements	Signage unclear; no system to notify users of repairs going on

04 VISUAL CONCERNS- AREA 4 BLOCK 37



AREA	DETAILS	
4	Block 37	
	User Movement/ Access	Multiple access doors slow movement, likely fire code requirement
	General Maintenance	Minor repairs required in regards to lighting, paint, etc.

04 VISUAL CONCERNS- AREA 5A CORRIDOR TO MACYS



AREA	DETAILS	
5a	Corridor to Macys	
	Life Safety Issue	Door stop in need of repair and extensive damage around door
	Water Damage and Ceiling Issues	Ceiling damage near exit sign; need to find source of water damage and repair
	Overall Maintenance	Lights out, floor, wall, and ceiling require repairs

04 VISUAL CONCERNS- AREA 5B MACYS



AREA		DETAILS
5b	Macy's	
	Water Damage	Find source of water damage and repair
	Repair of walls	Water damage to be repaired or new exterior grade material installed
	Flooring Conditions	Cracked and damaged surfaces
	Missed Opportunity	Retail space used for storage
	General Maintenance	Several Lights out, floor, wall, and ceiling require extensive repairs
	Monitoring and Oversight	Foul odors, vandalism, and general unsafe feeling

04 VISUAL CONCERNS- AREA 5C HERITAGE MILL. + MACYS



AREA		DETAILS
5c	Heritage Millennium and Macys	
Life Safety Issue		See below

- 1. Magnetic strikes which will hold doors open during normal use and release the doors during a fire are inoperable.
- 2. Door closers which will physically close the fire doors during a fire event are inoperable. This could lead to fires migrating from one zone to another placing lives and property at risk.
- 3. Doors separating Macy's and Heritage can be locked and do not have egress hardware resulting in concerns for safe egress.

04 VISUAL CONCERNS- AREA 6 HERITAGE MILLENNIUM



AREA	DETAILS	
6	The Heritage Millennium	
	Overall Maintenance	Lights out, floor, wall, and ceiling require repairs
	Missed Opportunity	Several zones which could be used for exhibit space, retail space, and installations

04 VISUAL CONCERNS- AREA 7 CHICAGO CULTURAL CENTER



AREA	DETAILS	
7	Chicago Cultural Center	
Overall Maintenance		Minor floor, wall, and ceiling repairs required

04 VISUAL CONCERNS- AREA 8A MICHIGAN + RANDOLPH



AREA	DETAILS	
8a	Michigan and Randolph	
	Vertical Access in Poor Condition Extensive Flooring Damage Dangerous Flooring Conditions (Weather) Several Tiles Broken or Missing Water Leakage Water Damage and Ceiling Issues Rust	Elevator rusting on the exterior, functional but not in good condition Several uneven surfaces and transitions to different materials During incimate weather flooring conditions are dangerous Tiles missing leaving walls exposed Find source of water damage and repair Repair water damaged surfaces or provide external grade materials Repair rust and provide exterior grade paint.

04 VISUAL CONCERNS- AREA 8B AND 8C MILL. PARK



AREA		DETAILS
8b	Millennium Park Parking Garage Connection	
Vertical Access Not Functional Water Leakage Extensive Flooring Damage Extensive Wall Damage Extensive Ceiling Damage		Escalator not in use and completely blocked off, stairs have uneven surfaces Correct areas of water infiltration Rust, uneven surfaces, and cracking Paint peeling and water damage Water penetration from above leading to extensive damage
8c	Millennium Park Above Grade Entrance	
Provide a architectural significant structure		Millenium park is a bespoke tourist destination, provide architectural significant entrance

05 IMPROVEMENT PRIORITIES AND COST OVERVIEW

AREA		JURISDICTION	TOTAL COST ¹	COST (PER SF) ¹	Flooring Finishes	Wall Finishes	Ceiling Finishes	Clarifications
1	Thompson Center Connection	State	\$410,400	\$274	1) Cleaning and Minor Repairs	1) Misc. Cleaning and Repairing of Wall Tiles.	1) Patching and Repainting 2) Replace Lighting	1) Waterproofing repairs. 2) Replace corroded door and door hardware. 3) Minor HVAC repairs 4) Minor repairs to fire alarm system 5) Minor repairs to electrical system 6) Printed signage
2	City Hall/County Building	City/County	\$155,200	\$115	1) Cleaning of Flooring.	1) Minor Repair of Stone Wall Cladding in Corridor 2) Replacement and Repair of Broken Wall Tile in Stairway to Thompson. 3) Patching and Repainting	1) Patching and Repainting 2) Replace Lighting	1) Minor repairs to electrical system. 2) Printed signage.
3	Richard J Daley Center	County	\$1,557,920	\$97	1) Allowance for Repair of Flooring	1) Allowance for tuck-pointing and masonry repairs 2) Painting of Brick	1) Patching and Repainting 2) Replace HVAC Diffusers	1) Allowance for repairs around eastern access to grade, waterproofing and trench drain 2) Minor repairs to electrical system 3) Printed signage
4	Block 37	Private	N/A	N/A				1) No repairs to be undertaken.
5a	Corridor to Macys	Private	\$3,325,360	\$238	1) Repairs to concrete sub-floor for flooring prep 2) Replace Terrazzo Flooring	1) Patch and Repaint	1) Patching and Repainting 2) Replace Lighting 3) Replace HVAC Diffusers	1) Replace fire doors (east corridor) 2) Replace revolving door and associated storefront system 3) Elevator restoration and recladding 4) Replace stair handrails 5) Minor repairs to fire alarm system 6) Minor repairs to electrical system 7) Allowance for repairs to telecommunications, security, and A/V.
5b	Macy's	Private						
5c	Heritage Millennium and Macys	TBD						
6	The Heritage Millennium	Private	N/A	N/A				1) No repairs to be undertaken.
7	Chicago Cultural Center	City	\$579,840	\$187	1) Repolish Terrazzo Flooring	1) Clean, Patch, Repair, Existing Tile and Stone. 2) Replace Trench Drain Covers.	1) Patching and Repainting 2) Replace Lighting	1) Repairs to existing storefront systems; waterproofing and adjustment of revolving door assembly hardware. 2) Minor repairs to fire alarm system 3) Printed signage 4) No renovation to existing elevator.
8a	Michigan and Randolph	City	\$2,932,640	\$652	1) Replace Terrazzo Flooring 2) Repair Access Panels 3) Add trench drains 4) Walk-off Mats at Stairs	1) Repair and Replace Stair Wall Tiles 2) Replace Wall Tiles Throughout 3) Replace Corridor Doors	1) Patching and Repainting 2) Replace Lighting	1) Restoration of ornamental stair entrances 2) Waterproofing at grade 3) Concrete Repair 4) Elevator restoration 5) Minor restoration of Escalator 6) Printed signage
8b	Millennium Park Parking Garage Connection	City						
8c	Millennium Park Above Grade Entrance	City						
			\$8,961,360	\$261				

- 1. Exclusion of hazardous material removal and disposal
- 2. Assumes work is executed at night from 7:00PM to 5:00AM
- 3. Furniture, Fittings, and Equipment (e.g. display monitors, artwork, kiosks, furniture) are excluded.
- 4. Excludes fire protection upgrades unless noted.
- 5, Excludes HVAC, power, and communications upgrades.
- 6. Excludes any tenant fit-out space improvements (refer to Missed Opportunities).
- 7. Excludes Smart and Interactive Signage (refer to Missed Opportunities).

06 ADDITIONAL CONCERNS



WAYFINDING

- Inconsistent throughout the pedway system
- All signage maps are out of date
- Interactive signage would be a major improvement



ENVIRONMENT

- Overall Improvement to Lighting
- Provide Music/ Audio
- Provide Space for Art, Events, and Seasonal Markets
- Additional Interactive Elements



ADDITIONAL USE

- Retail and F&B Opportunities (Pop-Up)
- Advertising Opportunities
- Food Hall or Permanent Market (similar to Revival Food Hall and the French Market)
- Transit Corridor Opportunities, Capitalize on commuter use



EASE OF MOVEMENT

- Current ADA and life safety requirements impede movement
- Could perform ADA and life safety study to explore options
- Improve safety



CONSISTENCY IN DESIGN

- No consistency in design
- Could create design guidelines

06 MISSED OPPORTUNITIES

01 DALEY CENTER

- An underground primary intersection could be created where the Pedway spines intersect. Starbucks is vibrant business and anchor to the intersection, this could be strengthened if additional commercial development could occur. The widened corridor could be utilized for pop-up stands to align with seasonal events (Chriskindlmarket).

02 MACYS

- Could redevelop the northern portion of the corridor and create a node for pop-up retail or dining (food truck/food cart pop-up). Try and create seasonal events to draw people to the space.

03 HERITAGE MILLENNIUM

- Place a rotating art exhibit within the Heritage space (they have security present)
- Develop an alternative use for the retail spaces that could allow for shorter term leases allowing more flexibility.

04 MICHIGAN AND RANDOLPH

- Take the excitement of Millennium Park and extend it into the Pedway, could a more unique of innovative means of vertical transportation be implemented?

05 SIGNAGE

- Install smart/interactive signage within the pedway; provides current destination and best way to get to points of interests, could update CTA/Metra Schedules, promote current events and public service announcements, simple surveys, group selfies (could email to you), and interactive art work.

06 PEDWAY APP

- Could be similar to the smart signage.

07 PEDWAY COMMITTEE

- Coordinate Pedway events and cross promote.