

WENTWORTH GARDENS RENOVATION



Owner

Chicago Housing Authority
60 E. Van Buren St., 13th FL
Chicago, IL 60605

Contact

Richard Olszewski
P: 312.786.3268

Budget

Budget: \$50,000,000
Final Cost: \$53,828,000

Size

328,865 SF

Completion Date

September 2008

Key Staff

Ken Schroeder, Director
Todd Niemiec, Project Manager



Wentworth Gardens is a Post WWII year old low-rise Chicago Housing Authority development located south of the downtown business district. As part of CHA's Plan for Transformation, SMNG A, in a Joint Venture with Matrix Engineering Corporation, was hired for assessing, programming, and planning the \$50M renovation of this 17.5 acre, 490 unit development.

1. SMNG A's reviewed and documented the existing conditions and prepared a facility assessment of the development including the interiors and exteriors of all 38 original buildings, the grounds, accessibility, utility infrastructure, MEP systems and environmental conditions.
2. Conducted a series of meetings with CHA and key stakeholders including resident's groups, HUD representatives, maintenance personnel, code officials, and others to develop a programmatic needs assessment to couple with the "technical" infrastructure assessment.
3. Developed a more comprehensive priority assessment and work scope based upon the synthesis of the infrastructure and programmatic assessments. Worked with the Client to communicate the needs and recommendations to formulate consensus.
4. Developed the necessary contract documents (as AOR) for implementation of the program, and performed construction administration duties throughout implementation and completion of the project.