

BG/BGA RIVER CITY MASTER FILE INDEX

[Started October 26, 1979; Revised June 19, 1981]

1. CONTRACT CORRESPONDENCE FILE (RC 1):

- A. Reading File-All incoming originals
- B. Reading File-All outgoing copies
- C. Owner File-All incoming
 - Chessie Resources
 - River City Corporation
 - Rock Island and Pacific Railroads
 - Jerrold Wexler
- D. Owner File-All outgoing
 - Chessie Resources
 - River City Corporation
 - Rock Island and Pacific Railroads
 - Jerrold Wexler
- E. Owner Approvals
- F. Transmittals-All outgoing
 - Telecopies
 - Transmittals
- G. Transmittals-All incoming
 - Telecopies
 - Transmittals
- H. Contract Correspondence
- I. Legal
 - Friedman and Kovan
 - Winston and Strawn
- J. Interoffice Memos and Minutes of BGA meetings
- K. Insurance
- L. Public relations/press release
 - Newspaper photostats
 - Press Releases
 - Publicity
 - River City Movie
- M. Project Instructions
- N. Travel Record
- O. BGA organization chart
- P. Pre-contract submissions, correspondence, minutes and notes
- Q. Political
 - General Correspondence
 - Mayor, City of Chicago
 - Whitehouse-Watson
- R. People interested in River City

2. DESIGN FILE:

A. Land

1. Acquisition Correspondence
 - Chessie Resources
 - General Correspondence
2. Acquisition Contracts (Land Agreements)
 - Chessie Resources
 - 1978 Purchase Agreement
 - General Correspondence
3. Legal Correspondence
 - Earl Langdon Neal
 - Raymond F. Simon
4. Zoning Correspondence, Calculation, Applications
 - Applications
 - Dwelling Unit Area
 - General Correspondence
 - Penn Central (Palmieri)
5. General Information and correspondence
 - Adjacent Property Owners
 - Brighton Construction Company
 - Franklin Street Connection
 - 1st & Proposed Developments
 - P.O. O'Malley, Canteen Corporation
 - Planned Development Data
6. Engineering Information, Land Data, and Correspondence
 - Land Phasing/Land Cost Evaluation
 - Soil Investigations
 - Use Intensity Data
 - Utilities
 - Waste Disposal

B. Financial

1. Feasibility of Market Studies by Name
 - Defranceaux Realty Group (DRG)
 - Real Estate Research Corporation
2. Cost Estimates by Estimator Name
 - BGA
 - Defranceaux Realty Group (DRG)
 - Robert C. Vagnieres
3. Correspondence by Name of bank of other
 - General Correspondence
4. Forms Executed
 - Loans
 - Marina City Bank
5. Budget
 - Budget
 - Northwestern University

6. Fee

Fee Conditions

C. BGA Preliminary

1. Design Program (Development) Amenities
2. Code Studies
3. Demographic Studies and Information
 - Chicago 21
 - Kettering Foundation
 - LaSalle-Oak Venture
 - Neighborhoods (YMCA)
 - Deborah Pellow
 - School Density
4. Owner's Design correspondence and minutes of meetings
 - Meetings on Chicago Railroad Property
5. BGA Design Memos and minutes of design meetings
 - BGA memo re: First Development
6. Research and Design Reports by Name of Subject
 - Cedar-Riverside
 - Communications
 - Dearborn Park
 - Defranceaux Realty Group
 - Elevators
 - Energy
 - General
 - Newspaper Clippings
 - Real Estate
 - Statistics
 - Status Report
 - Transportation
 - Utilities
7. Specification Notes and Memos
 - Education Specifications
8. Related Literature

D. Public Agencies and Committees:

1. Agencies by Name:
 - Capital Development Board
 - Chicago Fire Department
 - Chicago Home Rule Commission
 - Position Paper: Housing
 - Chicago Plan Commission
 - City of Chicago:
 - Board of Underground
 - Chicago City Council
 - Chicago Housing
 - Department of Building – Building Permit
 - Department of Environmental Control

Department of Planning
Department of Water and Sewers
Department of Housing and Urban Development
HUD (#1 & #2)
Federal Housing Administration-FHA
Application 2013
Chicago Railroad Property, Type A, Study #1
Chicago Railroad Property, Study #1, Back-up Material
Chicago Railroad Property, Study #1, Building
Arrangement
Chicago Railroad Property, Study #2, Commercial
Chicago Railroad Property, Study #2, Type a
Chicago Railroad Property, Study #2, Type b
Notes
Illinois Housing Development Authority (IDHA)
Metropolitan Housing and Planning Council
Metropolitan Sanitary District
Northwestern Illinois Planning Commission
Southside Planning Board
State of Illinois
U.S. Army Corps. Of Engineers
West Central Assoc. of Chicago
Minutes of Public Agency and Committee Meetings
Metropolitan Housing and Planning Council Meetings
Public Safety Committee Meetings

2. Committees by Name:

Chicago Association of Commerce and Industry
Committee Lists
Education Committee 1974
Education Committee – General Correspondence
Education Committee – General Information
Minutes – Education Committee
Education
B.J. Chandler
General Correspondence
Grant Proposals
Health Committee
Loop College
Medical
Northeastern Planning Commission
Physical Planning Committee
Physical Planning Committee
Public Safety Committee
Transportation Committee
Friends of the Chicago River
Metropolitan Housing and Planning

Committee Minutes

3. All Approvals (copies in separate agency files)
4. Agencies Index File
5. Environmental Impact Study
 - Environmental Impact Statement Info 1976 (HUD Study)
 - Environmental Impact Statement Info 1979
 - Environmental Impact Statement Back-up 1979
6. Special Meetings and Presentations

3. BGA PRODUCTION DOCUMENTS:

A. BGA controls

1. Schedule, Manpower and Budget
2. CPM Forms, Production Reports, Production Charts
3. Payroll Reports for Total Job Design
4. BGA "Change Advice" forms
5. Owner's and BGA's Design Changes

B. Planning

C. Design Documents

1. Minutes of Owner's Meetings
2. Minutes of Consultants Meetings and Design Correspondence
 - Contemporary Precast Products, Inc.
 - Dames and Moore
 - Defranceaux Realty
 - Gladstone Associates
 - A. Komendant
 - Philip Klutznick
 - J.D. Landauer Associates
 - Bart T. Lynam & Associates
 - Madison International
 - Marnet
 - Martyl
 - Material Service Corporation
 - Miscellaneous Correspondence
 - Williamsburg Steel Products
 - Haustein & Burmeister
 - National Survey Service, Inc.
 - O.M.A.R.
 - Otis Elevator Corp.
 - Precast Schokbeton, Inc.
 - Procter and Gardner
 - Prospective Consultants/includes consultants-other
 - Raymond International
 - Schindler Houghton Elevator Corp.
 - Soil Testing Services, Inc.
 - Stanton Leggett and Associates
 - Testing Servcie Corporation

UBM, Inc.
Walt Marshall and Associates
Frank O. Zimmerman

3. Design Approvals
4. Engineering Manual – Structural
5. Engineering Manual – Mechanical
6. Engineering Manual – Electrical
7. Engineering Manual – Civil
8. Engineering Manual – Plumbing and Fire Protection

4. CONSTRUCTION:

A. Bidding

1. Bidder's List Approval and Invitations
2. Bid Analysis by Each Bid
Tornrose, Campbell and Associates
3. Bid Advertisements
4. Plan Issue File, Plan Deposit, Bid Correspondence
5. Contractor's Request for Plans
6. Bid Award (cross reference file)
7. Tenant Contract and Correspondence

B. Construction

1. Contractor's Contracts by Name
2. Contractor's Correspondence by Name
Hansen and Hempel, Inc.
Paschen Contractors
Paschen Contractors
Raymond International, Inc.
The V.S. Wallgren Company
3. Contractor's Schedules by Name
4. Contractor Payment Request by Name
5. Certificates of Payment by BGA
6. Contractor's Problem Files by subject under each Contractor
7. Change Order Request by Contract
8. Change Order Issued by Contract
9. Cash Flow Reports by Contract
10. Cash Flow Reports by Summary
11. Progress Reports by Contract
12. Daily Observation Reports by BGA
13. Insurance Certificates by Contract
14. Testing Reports by Contract
15. Field Orders by Contract
16. Shop Drawing Reports
17. Minutes of Meetings by Contract
18. Progress Photos
19. Operations Manuals by Contract
20. Contractor Claims by Contract

21. Guarantee Correspondence by Contract
22. As Built Record
23. Punch Lists
24. Clarification Request
25. Clarification Request by BGA
26. Clarification Request by Others by Name