

# 2011

PUBLIC BUILDING COMMISSION OF CHICAGO

---

PROJECT OPENINGS



# Letter from the Chairman & Executive Director

The PBC development process is one that is transparent and responsible in the stewardship of public funds. As a public developer, the PBC tracks project delivery with an eye toward continuous improvement and methods to build on our success. Our 2011 accomplishments reflect a strong project delivery approach as well as strong economic sustainability and environmental sustainability programs. We expect 2012 to continue the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

Project highlights for Year End 2011 include the completion of 17 projects. Including one fieldhouse, one firehouse, four new branch libraries, two library renovation projects, one library reading garden and eight new and renovated school projects.

Notably, the new Little Village Branch Library and the new Engine Company 109 Firehouse were completed in 2011. These new public facilities share a single campus in the city's Little Village neighborhood. The facilities' adjacency provides an anchor for the community as well as a unique opportunity to implement a combined wellfield geothermal system and other sustainable site features, resulting in a showcase of integrated green design and shared amenities.

Also worthy of note, the new South Shore International College Prep High School was featured in the January 12, 2012 issue of Architectural Record Magazine. The Public Building Commission also completed The Ogden International School of Chicago, which received of the 2011 Engineering News Record (ENR) Midwest Award of Merit.

## Cost Performance and Effectiveness

The PBC manages a capital program with more than \$2 billion of development authority on behalf of our clients: Chicago Public Library, Chicago Public Schools, Chicago Park District, and the City of Chicago among others. For this program, projects are currently trending under budget by 7.07%, representing a variance of \$150 million under the original undertaking budget.

The approved change order % for all categories is 2.3%. These rates are below the industry standard change order percentage for new municipal and educational construction work at 3-5%.

The PBC's total Indirect Costs average 13.32% of project costs. Indirect Costs for project development average 11.2% of project costs. This is consistently below the industry average of 25% of total project costs.

## Job Creation

As good stewards of the public fund, the PBC focuses on economic sustainability in project and program development. The construction of the projects completed in 2011 has created approximately 1,100 Full-Time Equivalent (FTE) jobs (construction and professional services), and to date more than 8,200 individuals have been employed on these 17 projects in construction alone.

## M/WBE Commitments in 2011-on Awarded Work

Nearly \$250 million of new construction work was bid and awarded by the PBC in 2011. The minority-owned business (MBE) commitment on the total construction work awarded during the year is 26.31%, or \$64.9 million, and the women-owned business (WBE) commitment for this work is 4.52%, or \$11.2 million.

Professional consulting services for 12 new projects were awarded for a total value of \$4.1 million during the year. The MBE commitment for these services is 45.57%, or \$1.8 million, and the WBE commitment for this work is 15.16%, or \$624K.

## M/WBE Compliance-Actuals Paid to Date

In 2011, 17 projects reached completion which have a total contract value of \$243 million. As paid to date, these projects have achieved MBE participation of 33.60%, or approximately \$77 million, and WBE participation of 5.74%, or approximately \$13 million.

Professional consulting services for the 17 projects completed in 2011 represent a total value of \$22.9 million. As paid to date, these services have achieved MBE participation of 35.47%, or \$7.5 million, and WBE participation of 11.09%, or \$2.3 million.

• • • •

It is with great pride that the PBC delivers these wonderful public amenities in a way that illustrates excellent stewardship of the public fund. A full copy of the Year End Staff Report is available at [pbccchicago.com](http://pbccchicago.com). As Chairman, and on behalf of my fellow Commissioners and the PBC staff, we hope that you have the opportunity to utilize these remarkable public facilities, that truly help us to **build community**.

  
PBC Chairman

  
PBC Executive Director

# 2011 PROJECTS

- Adam Clayton Powell, Jr. Paideia Academy
- Collins High School Renovation
- Greater Grand Crossing Branch Library
- Gwendolyn Brooks College Preparatory Academy Additions
- Dunning Area Branch Library
- Mt. Greenwood Elementary School Linked Annex
- South Shore International College Prep High School
- Little Village Branch Library
- Richard M. Daley Branch Library
- Sauganash Elementary School Addition
- Engine Company 109
- Gary Elementary School Addition
- The Ogden International School of Chicago
- Haas Park Fieldhouse

ADAM CLAYTON POWELL,  
JR. PAIDEIA ACADEMY

*April 2011*





**Above:** First floor lobby featuring custom terrazzo flooring **Center:** Powell is designed for community use on evenings and weekends, with independent access to gym, dining room and other specialty spaces. **Far Right:** Dining room with a view of Lake Michigan





The new 8,900-square-foot library features a reading room, multipurpose room, and over 40,000 volumes of literature.

# GREATER GRAND CROSSING BRANCH LIBRARY

April 2011





# DUNNING BRANCH LIBRARY

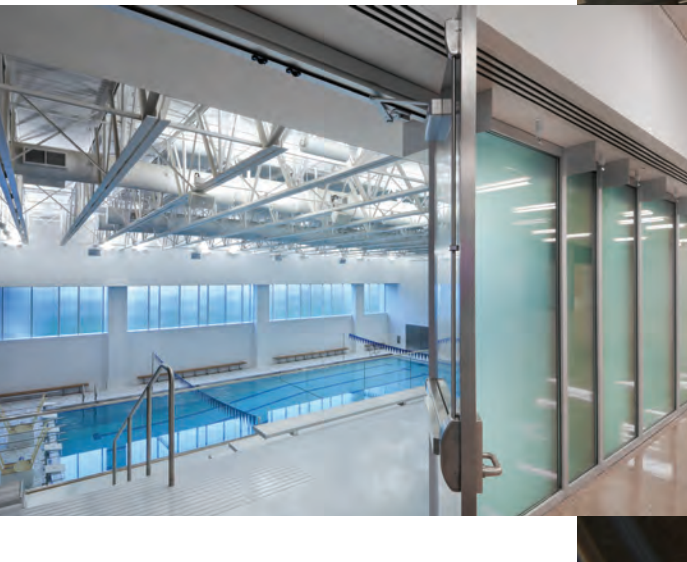
May 2011

*The new 8,900-square-foot library offers access to 20 computers as well as wireless internet access throughout the branch.*

# SOUTH SHORE INTERNATIONAL COLLEGE PREP HIGH SCHOOL

May 2011





**Above:** Natatorium includes six lane pool and observation deck. **Center:** Multipurpose space to serve as both gymnasium and auditorium. In athletic mode it includes a two station gymnasium and retractable bleachers. In theatrical mode it includes a stage and retractable auditorium seating. **Far Left:** Natatorium observation deck features ADA seating.



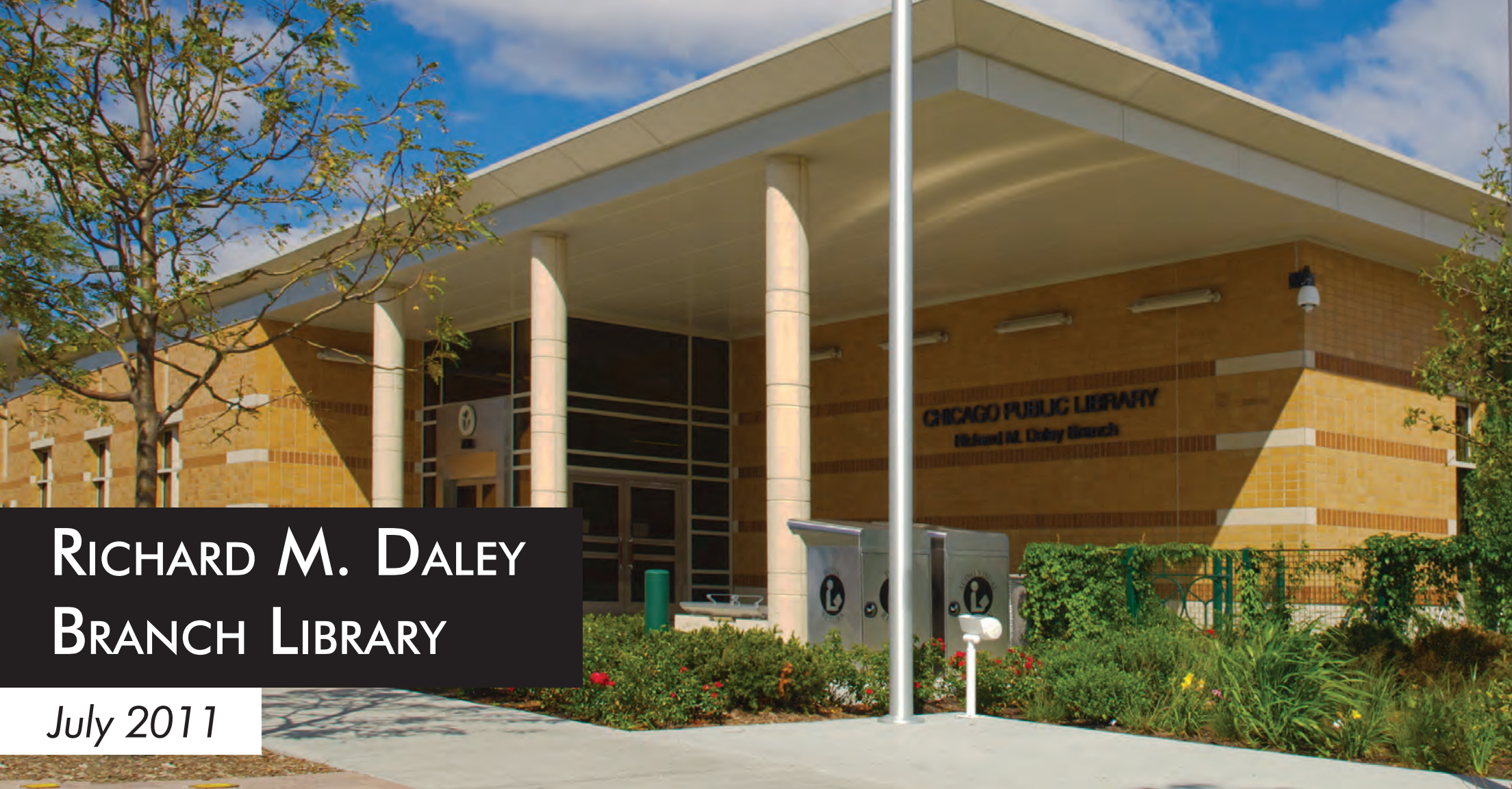
**Current Page:** The library/media resource center features a computer lab and offers a view of the outdoor reading garden. **Right:** Instrumental and choral music rooms have adjoining practice rooms and storage areas for instruments, music and uniforms.



**Current Page:** South Shore offers 5 computer labs and one distance learning lab that features video conferencing.  
**Right:** Students get exposure to all aspects of the medical field, including medicine, lab research and administration.







# RICHARD M. DALEY BRANCH LIBRARY

July 2011

The new 16,300-square-foot library features a reading room, multipurpose room, and over 45,000 volumes of literature.





JOHN W. GARVY ELEMENTARY SCHOOL

GARVY ELEMENTARY  
SCHOOL ADDITION

September 2011



**Garvy Elementary School Addition features 11 new classrooms and one science lab, adding 32,722 square-feet to the existing building.**



# SAUGANASH ELEMENTARY SCHOOL ADDITION

*September 2011*



*Sauganash Elementary School Addition features 12 new classrooms, one science lab and kitchen and dining facilities, adding 41,865 square-feet to the existing building.*





# THE OGDEN INTERNATIONAL SCHOOL OF CHICAGO

*September 2011*



**Above:** Library and media resource center  
**Center:** Ogden is designed for environmental sustainability including photovoltaic windows, stormwater management and a roof-top garden. **Far Right:** Gymnasium



TRAFFIC LIGHT SIGNAGE

# GWENDOLYN BROOKS COLLEGE PREPARATORY ACADEMY ADDITIONS

*September 2011*





**Above:** The East Addition includes the auditorium and arts suite, music/practice rooms and a library/media resource center. **Center & Far Right:** The West Addition includes a two station gymnasium, natatorium and a fitness/weight room.



# Mt. Greenwood Elementary School Linked Annex

September 2011





*Mt. Greenwood Elementary School Linked Annex features 8 new classrooms, kitchen and dining facilities and a linked connection to the main building, adding 26,190 square-feet to the existing building.*





*The renovation at Collins High School included landscaping at the entry plazas, finishes to classrooms in the Arts Building and the conversion of the auto shop into the library/media center and post secondary education spaces.*

# COLLINS HIGH SCHOOL RENOVATION

September 2011

# LITTLE VILLAGE BRANCH LIBRARY

October 2011

*The 16,300 square-foot Little Village Branch Library shares a geothermal heat exchange system with the new Engine Company 109.*





*The 14,000 square-foot facility includes a 3-bay apparatus bay, watch tower and rooms for staff training/education and for physical training.*



# ENGINE COMPANY 109

October 2011

# HAAS PARK FIELDHOUSE

December 2011



*The 10,244-square-foot park facility includes a large half-court gymnasium with striping for basketball and volleyball, fitness and club rooms, locker rooms, pantry, gym storage, reception area and administrative offices.*





## Mayor Rahm Emanuel, Chairman

Erin Lavin Cabonargi, Executive Director

### BOARD OF COMMISSIONERS

---

Byron T. Brazier  
Martin Cabrera, Jr.  
Toni Preckwinkle  
Arnold Randall  
Juan Rangel

Samuel Wm. Sax  
Mariyana Spyropoulos  
Gerald M. Sullivan  
Bryan Traubert  
David J. Vitale

50 W. Washington St., Room 200  
312.744.3090 • e-mail: [pbccchicago.com](mailto:pbccchicago.com)