

# 2012

**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 upon our success. Our Year End 2012 accomplishments reflect a strong project delivery approach, as PBC continues the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

2012 was an exceptional year for the PBC – more than 20 awards for excellence in project and program development have been awarded to the PBC during 2012, including the Engineering News Record Best Project of the Year Award for the new 31<sup>st</sup> Street Harbor. These awards represent external validation of the PBC’s approach to developing and implementing best practices.

The PBC completed 19 projects in 2012, including numerous municipal projects like the new 12<sup>th</sup> District Police Station on the Near West side of Chicago, the 31<sup>st</sup> Street Harbor on the city’s south lakefront and the new Engine Company 16 in the Bronzeville Community, which received \$4.8 million towards construction from the American Recovery and Reinvestment Act of 2009. Additionally, Douglas Park Artificial Turf and Rosenblum Park Redevelopment projects were developed on behalf of and to benefit both the Chicago Park District and Chicago Public Schools.

Also noteworthy are education projects including two new schools, one addition, two linked annexes and three renovations. The new Sarah E. Goode STEM Academy, the new James Shields Middle School, the new Edgebrook Elementary School Addition and the Air Force Academy Renovation were completed for the fall school year. The Peck Elementary School Renovation, Charles R. Henderson Elementary School Renovation, William J. Onahan Elementary School Linked Annex and the Durkin Park Elementary School Linked Annex were completed on time by year end 2012.

## Cost Performance and Effectiveness

The PBC manages a capital program with more than \$2.2 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 8.17%, representing a variance of \$184 million under the original undertaking budget. A limited number of budget revisions have been authorized due to changes in project scope. Including these revisions, projects are under budget by 8.60%, representing a variance of \$195MM under the revised undertaking budgets.

Approved change orders for construction projects represent 2.8% of \$583.6 million. 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 16.26% of construction 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 2012 has created approximately 1,437 Full-Time Equivalent (FTE) jobs for both construction and professional services, and to date more than 8,700 individuals have been employed in construction alone on the 19 projects were completed in 2012.

## M/WBE Commitments on Project Work Awarded in 2012

New construction work for eight GC contracts, six JOC work orders, two Special Projects and one design-build project were awarded by the PBC in 2012. The awards are valued at \$77.14 million. The minority-owned business (MBE) commitment on the total construction work awarded to date is 25.42%, or \$19.6 million, and the women-owned business (WBE) commitment for this work is 5.71%, or \$4.4 million.

Professional consulting services for nine new projects were awarded for a total value of more than \$6.01 million during the year. The MBE commitment for these services is 40.84%, or \$2.5 million, and the WBE commitment for this work is 16.81%, or more than \$1.01 million.

## M/WBE Compliance on Project Work Completed in 2012-Actuals Paid-to-Date

In 2012, 19 projects reached completion, which have a total construction contract value of \$286.8 million. Of the more than \$251.5 million paid to date, these projects have achieved MBE participation of 27.49%, or approximately \$69.14 million, and WBE participation of 5.62%, or approximately \$14.14 million.

Professional consulting services for the 19 projects completed in 2012 represents a total value of \$29.9 million. As paid to date, these services have achieved MBE participation of 46.42%, or \$11.3 million, and WBE participation of 11.41%, or \$2.7 million.

## M/WBE Compliance on Professional Administrative Consulting Services

The PBC also tracks compliance on program-wide administrative professional consulting services. These professional services are not project specific and include but are not limited to: inspector general fees, legal counsel, insurance brokerage services, real estate management and computer services. As of Q4 2012, these services have achieved MBE participation of 46% or \$10.45 million and WBE participation of 5% or \$1.19 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 [pbcchicago.com](http://pbcchicago.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

# 2012 PROJECTS

• 31<sup>st</sup> St. Harbor

• Sarah E. Goode STEM Academy

• James Shields Middle School

• Edgebrook Elementary School Addition

• Air Force Academy Renovation

• Engine Company 16

• Ortiz de Dominguez Elementary School Artificial Turf

• Henry D. Lloyd Elementary School Artificial Turf

• Rosenblum Park Redevelopment

• Douglas Park Artificial Turf

• 12<sup>th</sup> District Police Station

• Humboldt Park Library Addition & Renovation

• Peck Elementary School Renovation

• Charles R. Henderson Elementary School Renovation

• William J. Onahan Elementary School Linked Annex

• Durkin Park Elementary School Linked Annex

• Ramova Theater Stabilization

• Michael Reese Hospital Demolition

• South Shore High School Demolition

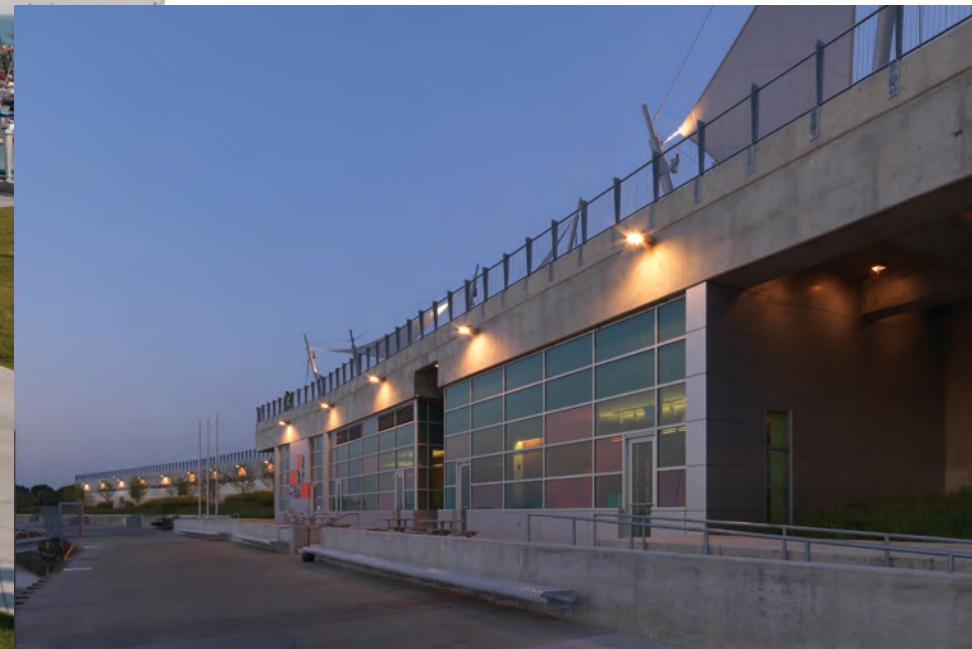




# 31<sup>st</sup> Street Harbor

June 2012





**Above:** New playground with a spray pool area  
**Center:** View of the green roof with picnic areas and landscaping featuring natural prairie areas **Far Right:** The Harbor Services building offers public amenities and a community room for events.





*31st Street Harbor features a 2,700-foot-long breakwater, 1,000 floating slips with connections for power, water and satellite television, public fishing docks, park spaces, a harbor services building and parking areas.*





# Sarah E. Goode STEM Academy

September 2012

*Sarah E. Goode STEM Academy has 22 standard academic classrooms, eight STEM education classrooms focused on technology and career readiness, six science classrooms, visual and performing arts classrooms and athletic amenities*





**Above:** The arts wing includes music/practice rooms, two visual arts classrooms and a library/media resource center. **Center:** Athletic amenities include a natatorium with six lane pool, gymnasium that converts into a 1,200 seat auditorium, artificial turf soccer and football field, baseball and softball diamonds, tennis courts and track and field venues **Far Right:** The library/media resource center offers a view of the outdoor reading garden.









# James Shields Middle School

*September 2012*





**Above:** Gymnasium and stage **Center:** The 101,000 square foot James Shields Middle School has 26 standard academic classrooms, two multipurpose rooms, two computer labs, four science labs and art and music classrooms. **Far Left:** Art classroom





# Edgebrook Elementary School Addition

September 2012





**Above:** Kitchen and dining facilities **Center:** The Edgebrook Elementary School Addition project features eight new classrooms, administrative suite, science and computer labs, kitchen and dining facilities, playlot, basketball courts and new parking spaces **Far Right:** Science lab



# Air Force Academy Renovation

September 2012

**Renovations and upgrades at the Air Force Academy include two science labs, computer lab, seven classrooms, warming kitchen, media center, gymnasium, locker rooms, accessibility and lighting, electrical, mechanical and plumbing upgrades.**







*The new 20,000-square-foot Engine Company 16 features a 3-bay apparatus bay, EMS Field Division South Offices, Haz-mat Unit Operations, staff training/educational room, physical fitness training room and a full service kitchen and dining room.*



# Engine Company 16

September 2012





Ortiz de Dominguez  
Elementary School  
Artificial Turf

*October 2012*



Henry D. Lloyd  
Elementary School  
Artificial Turf

*October 2012*





# Rosenblum Park Redevelopment

November 2012

*The Rosenblum Park Redevelopment project, adjacent to the new South Shore International College Prep High School, includes a new artificial turf soccer/football field, new baseball fields, renovation of the softball field, new basketball courts, playlot and a walking trail.*







Douglas Park Artificial Turf

November 2012



# 12<sup>th</sup> District Police Station

December 2012



*The new 44,000-square-foot police station features a high-tech roll call room with SMART boards, physical fitness room, community room to accommodate group functions, secure viewing and line-up rooms and locker facilities.*







*The 5,000 square-foot addition includes an expanded reading room, YouMedia room and additional parking. Limited renovations were also completed in the existing library.*

# Humboldt Park Branch Library Addition & Renovation

December 2012

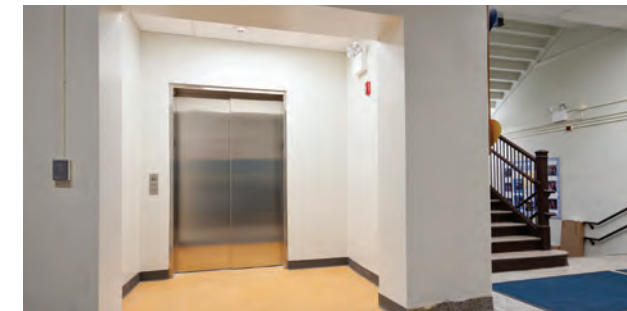


# Peck Elementary School Renovation

December 2012



*School improvement and renovations included exterior masonry repairs to main building and boiler house, ADA compliance renovations, electrical upgrades and interior renovations.*







**Renovations to the existing school included exterior masonry and terra cotta repairs, interior program renovations, ADA compliance improvements and mechanical upgrades.**



# Charles R. Henderson Elementary School Renovation

December 2012





# William J. Onahan Elementary School Linked Annex

December 2012

*The new 23,500-square-foot addition features nine classrooms, computer lab, link to existing building and renovations to enlarge the existing library.*







*The new 25,000-square-foot addition features nine classrooms, computer lab, kitchen and dining facility, link to existing building and renovation of an existing classroom into a library.*

# Durkin Park Elementary School Linked Annex

*December 2012*







Ramova Theater Stabilization



Michael Reese  
Hospital Demolition



South Shore High School Demolition





## Mayor Rahm Emanuel, Chairman

Erin Lavin Cabonargi, Executive Director

### BOARD OF COMMISSIONERS

---

Byron T. Brazier  
Martin Cabrera, Jr.  
Thomas J. Kotel  
Toni Preckwinkle  
Arnold Randall

Juan Rangel  
Samuel Wm. Sax  
Mariyana Spyropoulos  
Bryan Traubert  
David J. Vitale

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