

2013

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 successful delivery of projects, on time and under budget. Our year-end 2013 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. Robust economic and environmental sustainability programs are inherent in every project we deliver.

2013 was an exceptional year for the PBC. On behalf of our clients, PBC successfully delivered nine new capital projects, upgrades to 98 CPS schools as part of the School Investment Program, and six modular classroom units in support of CPS' full-day kindergarten initiative. The PBC also delivered energy, technology and infrastructure projects that have helped reduce use of natural resources, have helped improve access to technology and improved public safety tools.

In 2013, we were proud to oversee the design and construction of cross functional facilities that offer neighborhood residents access to tremendous amenities while serving as true community anchors that help raise the quality of life for families across the city. An outstanding example is Back of the Yards Campus: Chicago Public Schools College Preparatory High School and Chicago Public Library Branch Library offering the first co-located public branch library and public high school. With this and all projects we seek a model for capital investment that can be leveraged to provide maximum benefits to the surrounding community.

Other 2013 project highlights include the award winning Jones College Preparatory High School and Ping Tom Memorial Park Field House, which joined other PBC projects that were honored with a host of awards from a wide range of industry associations and thought leaders that recognize innovation, best practices and excellence in planning, design and construction.

Cost Performance and Effectiveness

The PBC manages a multi-year capital program with more than \$2.6 billion in development authority on behalf of our clients. Projects included in the multi-year program are trending under budget by 7.15%, representing a variance of \$191 million under the original undertaking budgets, including a limited number of later scope changes.

For projects completed in 2013 alone, the PBC's budget authority exceeded \$547 million in project development costs. At year's end, completed projects are trending under budget by 6.02%, representing a variance of \$32.9 million under the original undertaking budgets, even including a limited number of later scope changes.

On active projects, approved change orders represent 3.5% of the awarded contract value. These rates are within the industry standard change order percentage for new municipal and educational construction work at 3-5%.

The PBC's total indirect costs (professional services and other non-construction costs) averaged 16.43% of construction costs. This is consistently below the industry average of 25%.

Job Creation

PBC focuses on economic sustainability in project and program development. The construction of projects completed in 2013 created 1,744 full-time equivalent (FTE) jobs for both construction and professional services. These projects had a wider impact, however, as **12,118** individuals were employed in construction alone on the projects completed in 2013. The PBC also exceeded its community hiring goals, with nearly 9% of the total hours worked by residents of the communities surrounding the projects.

M/WBE Compliance on Project Work Completed in 2013

Through the 4th Quarter of 2013, 27 projects achieved construction completion totaling more than \$400.4 million of awarded contracts. Of the more than \$362.6 million paid to date, these projects have achieved MBE participation of 32.21% or \$116.7 million, and WBE participation of 7.73% or \$28 million for a combined total of **39.93%** M/WBE participation.

Professional consulting services for general construction projects completed in 2013 represents a total value of \$17.42 million. As paid to date, these services have achieved a combined M/WBE participation of **70.25%** or \$11.34 million. MBE participation was 57.35% or \$9.26 million and WBE participation was 12.9% or \$2.08 million.

M/WBE Compliance on Professional Administrative Consulting Services in 2013

The PBC also tracks compliance on program-wide administrative professional consulting services that are not directly attributable to individual projects. These services include a range of work: inspector general fees, legal counsel, insurance brokerage services, real estate management and computer services. As of 4th quarter of 2013, these services have achieved a combined M/WBE participation of **52.99%** percent or \$12.56 million of the total paid to date. MBE participation was 46.65% or \$11.06 million and WBE participation was 6.34% percent or \$1.5 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. 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

2013 PROJECTS

- *Adlai E. Stevenson Elementary School Linked Annex*
- *Ping Tom Memorial Park Fieldhouse*
- *Edgewater Branch Library*
- *Edison Park Elementary School Linked Annex*
- *Back of the Yards Campus: CPS College Preparatory High School & CPL Branch Library*
- *Hale Elementary School Linked Annex*
- *William Jones College Preparatory High School*
- *Modular Classroom Program at 6 Schools in support of CPS' full day kindergarten initiative*
- *Thomas J. Higgins Community Academy*
- *School Investment Program at 98 CPS Schools*
- *Roof Replacement and Site Improvements*
- *Technology and Infrastructure Projects*
- *Lake View High School Renovation*



The new 31,828-square-foot annex at Stevenson Elementary School adds nine classrooms, a computer lab, and a kitchen and dining facility to the existing building.



Adlai E. Stevenson Elementary School Linked Annex

Edgewater Branch Library

The new two-story Edgewater Branch Library features spaces for adult, teen and children's programming, a multipurpose room, over 50 computers and a book capacity of over 50,000 volumes.



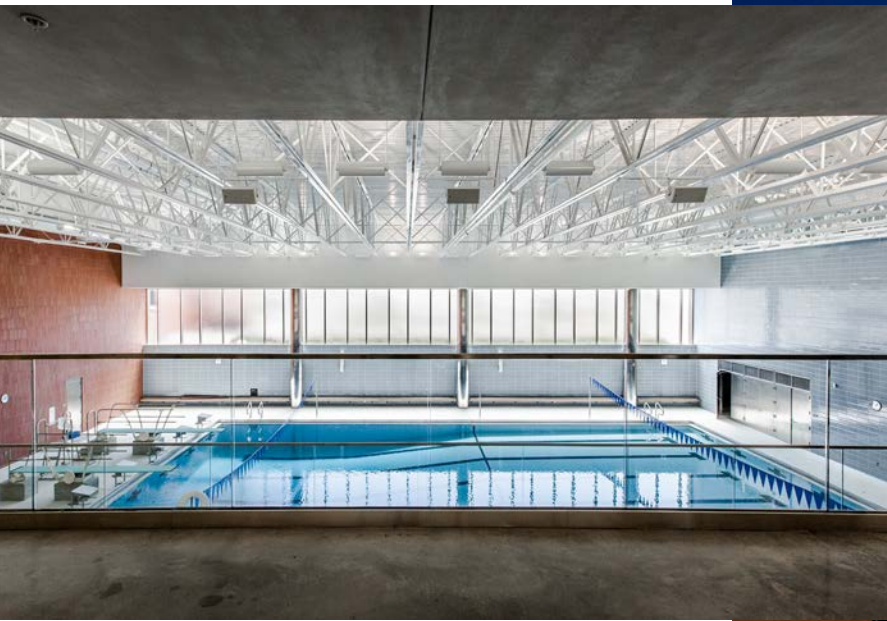
Back of the Yards Campus: CPS College Preparatory High School & CPL Branch Library

This innovative project offers the first co-located public branch library and public high school, serving as a model for how capital investment can be leveraged to provide maximum benefits to the surrounding community.



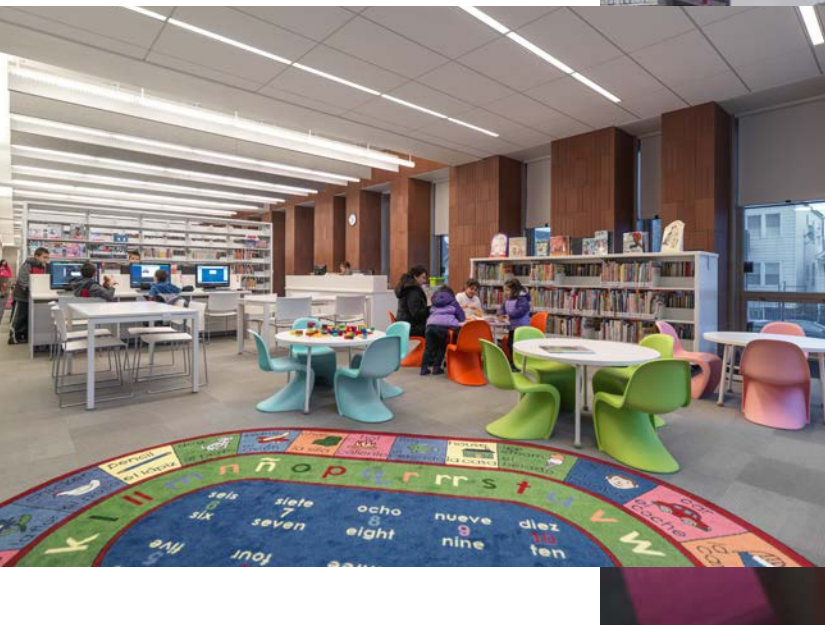


Above: Gymnasium and stage **Center:** The 212,285-square-foot Back of the Yards College Preparatory High School has 26 standard academic classrooms, six science labs, two visual arts classrooms, two performing arts classrooms and a college resource center. **Far Left:** One of five computer labs



Above: Natatorium with six lane pool **Center:** Main entrance and lobby **Far Right:** Science laboratory



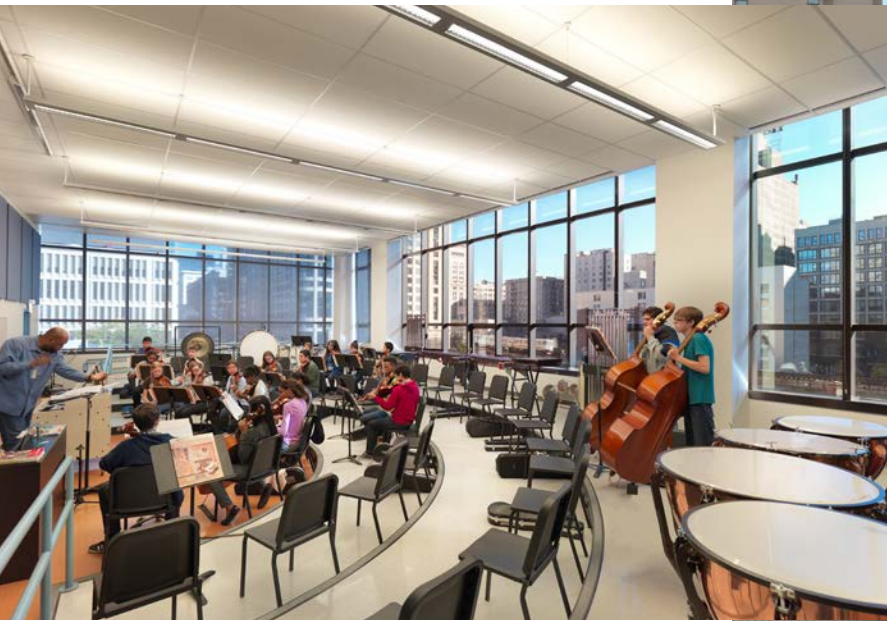


Above: Adult area at Back of the Yards Branch Library
Center: Teen area featuring STEM-based programs
Far Left: Children's area



William Jones College Preparatory High School

Hailed as an outstanding example of urban design and architecture, the new Jones College Prep features state-of-the-art educational amenities and nearly doubles the number of classroom seats, offering more students greater access to a quality college prep education.



Above: Performing arts classroom **Center:** The 278,000-square-foot new William Jones College Preparatory High School includes 26 standard academic classrooms, five computer labs, six science labs, visual art classrooms, multiple terraces, reading garden and underground parking **Far Right:** Auditorium (includes: scene shop, dressing rooms and green room).



Above: Library/media resource center **Center:** William Jones College Preparatory High School offers athletic amenities including a two station gymnasium, athletic studio and fitness/weight room **Far Left:** Terrace space



Above: Science laboratory **Center:** Natatorium with six lane pool **Far Right:** Terrace space

Thomas J. Higgins Community Academy Roof Replacement and Site Improvements

Renovations at Thomas J. Higgins Community Academy included roof replacement, site improvements and exterior renovations.

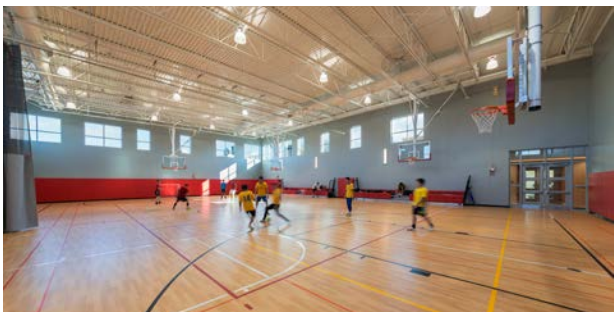
THOMAS J. HIGGINS
PUBLIC SCHOOL

1

CHILDREN FIRST
Main Entrance

Renovations at Lake View High School included converting existing classrooms into five STEM (science, technology, engineering and mathematics) labs and two computer labs.

Lake View High School Renovations



Ping Tom Memorial Park Fieldhouse

The new 30,000-square-foot Ping Tom Memorial Park Fieldhouse features a natatorium with six lane pool, gymnasium, club rooms and fitness center.

3,200-square-foot roof deck, green roof and terrace at Ping Tom Memorial Park Fieldhouse.



The new two-story annex at Edison Park Elementary School adds nine classrooms, one science lab and kitchen and a dining facility to the existing building. The annex helps address overcrowding at the school, providing improved educational surroundings for students.



Edison Park Elementary School Linked Annex





The new three-story annex at Hale Elementary School provides an additional 11 classrooms, one computer lab, one art classroom, kitchen and dining facility and administrative offices to the existing building. The annex helps address overcrowding at the school, providing improved educational surroundings for students.

Hale Elementary School Linked Annex

Modular Classroom Program at 6 Schools

in support of CPS' full day kindergarten initiative



In support of CPS' universal full day kindergarten program modulares were installed at six schools. Each modular features four classrooms and restrooms.

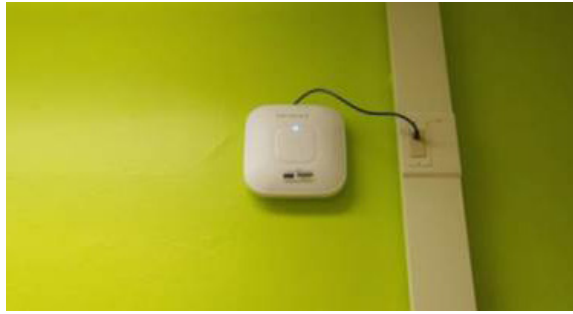
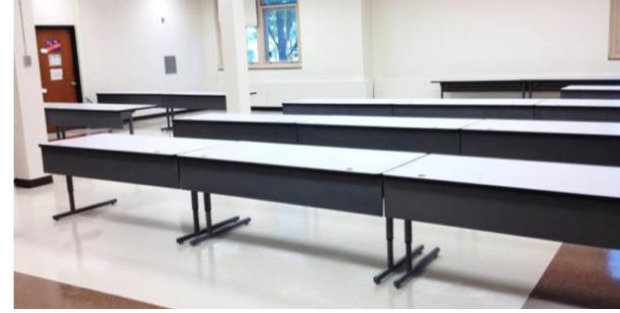




warm • dry • cool • secure • welcoming • inclusive • high-tech • purpose-built

School Investment Program

at 98 CPS Schools



The School Investment Program involved a more than \$220 million capital investment at 98 schools to support improvements governed by eight guiding principles: Warm, Dry, Cool, Secure, Welcoming, Inclusive, High-tech and Purpose-built, providing renovations and upgrades that offered a truly welcoming environment for students on their first day of school.

Technology and Infrastructure Projects



The PBC successfully installed 350 new cameras for OEMC, 2FM, Cook County and the Chicago Park District. The work included connecting existing cameras to the OEMC network. Additionally, PBC delivered three mobile vehicles and four mobile towers equipped with cameras, wireless modems and license plate recognition cameras for use at parades and large group events.



Mayor Rahm Emanuel, Chairman

Erin Lavin Cabonargi, Executive Director

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