



PUBLIC BUILDING COMMISSION  
YEAR END REPORT  
2 0 1 3



Mayor Rahm Emanuel,  
Chairman

Erin Lavin Cabonargi,  
Executive Director



# 2013 COMPLETIONS

Projects completed in 2013:

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

## LEED ENVIRONMENTAL SUSTAINABILITY SUMMARY

At years end 2013, 59 PBC projects have achieved LEED certification:

- 22 Public Schools
- 6 Firehouses
- 4 Police District Stations
- 14 Branch Libraries
- 7 Park District Facilities
- 6 other Unique City Funded Projects

20 additional projects are registered with the USGBC.

# FEATURE PROJECT

## School Investment Program at 98 CPS Schools



The PBC and Chicago Public Schools formed an innovative and unprecedented project management partnership to oversee the School Investment Program (SIP) that enabled 17 design/build teams to renovate and improve 98 schools, the goal of which was to deliver facility renovations and upgrades that provided a truly welcoming environment for students on their first day of school. This approach provided a single point of accountability for each group of schools and generated material cost and time savings by having the professional services providers and construction contractors work directly together throughout the design and construction of the project.

The \$220 million capital investment in the schools supported improvements that were governed by eight guiding principles: Warm, Dry, Cool, Secure, Welcoming, Inclusive, High-tech and Purpose-built. The work included wired and wireless technology upgrades and new science, technology, engineering, math and media labs as well as libraries. Building infrastructure upgrades were also implemented, including boiler and mechanical system repairs, envelope and roof repairs, air conditioning in classrooms, electrical upgrades and interior renovations. As a result of the School Investment Program, 7,162 individuals were employed. M/WBE participation achieved a combined 39.9% as paid to date. PBC also met city residency requirements and more than doubled our community hiring goals on the program.

This project was completed on schedule in about eight weeks and nearly \$3.2 million under budget, in time for the start of school in August, providing upgraded and improved learning environments to benefit the students of Chicago.

# 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 [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.

*Rahn Emanuel*  
PBC Chairman

*Orlando*  
PBC Executive Director

# PROCUREMENT

# OPPORTUNITIES

## SIGN UP FOR E-MAIL ALERT NOTICES

You can sign up for a free service that notifies you by e-mail each time a new construction contract is offered for bid or professional service qualifications are being sought. Notices help companies pre-qualify for bidding opportunities as well as find sub-contracting opportunities.

Other features on the PBC's web site can help you identify opportunities for your company and include:

- *Listings of all official actions taken by the PBC Board of Commissioners.*
- *The PBC's annual report and financial statement, available to download.*
- *News and information about current and past projects, including architect appointments and general contractor awards.*
- *Lists of all general contractors that have picked up bid documents or attended pre-bid meetings for all pending contracts.*
- *Complete listing of all contracts awarded by the PBC, including commitments to use minority-owned and woman-owned business enterprises.*
- *Names, contact information and ownership data for all general contractors, construction managers and specialty consultants that are pre-qualified to bid on PBC contracts.*
- *Bid tabulations for all general contracts awarded by the PBC.*
- *General contractor pay applications with sub-contractor pay amounts.*

To register, go to **[www.pbcchicago.com](http://www.pbcchicago.com)**

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