

# B U I L D I N G



# C O M M U N I T Y

PUBLIC BUILDING COMMISSION OF CHICAGO  
**6<sup>th</sup> Annual Contractor Open House**

Malcolm X College  
1900 W. Van Buren St.  
**Friday, December 2, 2011**  
**8:00 a.m.—12:00 noon**



Mayor Rahm Emanuel, Chairman  
Erin Lavin Cabonargi, Executive Director

# welcome

Greetings,

On behalf of Rahm Emanuel, Mayor of the City of Chicago and Chairman of the Public Building Commission of Chicago (PBC), I welcome you to “Building Community” – the PBC’s Sixth Annual Contractor Open House.

For more than fifty years, the PBC has served as the development agent for schools, libraries, parks, police stations, fire houses, city colleges, and other public facilities for the City of Chicago, sister agencies and Cook County at large. The PBC continues this tradition of excellence working in partnership with our clients to plan, design and construct new and renovated public facilities that form cornerstones throughout our communities.

The PBC hosts this event each year to present you with our pending 2012 construction projects and to also share new and updated information on improvements we have made at the PBC to make it easier to do business with us.

Chicago is truly a dynamic place to live, work and play. The city is changing for the better every day. At the PBC, we recognize that our projects provide new and enhanced opportunities for citywide services and we need qualified design and construction professionals that are ready and able to perform in 2012 and beyond.

I urge you to ask questions throughout the course of the session to enhance your understanding of the capital projects in development by the PBC. I also urge you to network with your fellow attendees and exhibitors. By creating these new relationships, you will enhance your collective abilities to bid and win PBC work.

I wish you good luck and much success as you seek to sustain and grow your businesses. We appreciate your participation in this event and look forward to working together in “Building Community.”

Warmest Regards,



Erin Lavin Cabonargi, Executive Director

**8:00 a.m.-9:00 a.m.: Registration**

**9:00 a.m.-10:00 a.m.: Special Focus Session**

*Multi-Agency Guaranteed Energy Performance Contracting:*  
Jerry McGleam, Deputy Program Manager for Special Projects

**10:00 a.m.-11:00 a.m.: General Session**

- ***Welcome & Introduction:***  
**Erin Lavin Cabonargi, Executive Director**
  - Program Overview
    - Program Statistics
    - 2011 & 2012 Project Completions
    - Upcoming Opportunities
    - Environmental Sustainability
    - Economic Sustainability
    - Metrics & Reporting
  
- ***PBC Contract Provisions that Benefit You:***  
**Paul Spieles, Chief Operating Officer**
  - Procurement Program
  - Ongoing Initiatives
    - Economic Sustainability Provisions
    - Prompt Payment
    - Local Subcontracting Requirements
    - Local Hiring Provisions
    - New Invoicing Protocol (CW) &  
New Document Controls Procedures
  
- ***Compliance:***  
**Charles Kelly, Deputy Director of Administration**
  - MBE/WBE Participation
  - LCP Tracker, B2GNOW
  - Regular Outreach Meetings
  
- Question and Answer

**11:00 a.m.-12:00 noon: Networking Sessions**

**agenda**

# PBC procurement

Sign up for PBC Alerts online at [www.pbcchicago.com](http://www.pbcchicago.com)

## FINDING BID OPPORTUNITIES

The PBC issues all procurement opportunities online under PBC Alerts, sign up at [www.pbcchicago.com](http://www.pbcchicago.com).

## PRE-BID MEETINGS

Pre-bid meetings are an excellent opportunity for sub-contractors and suppliers to meet the General Contractors who are bidding on a project. The website will let you know the details about bidding opportunities, including the time and location of any pre-bid meetings.

## PRE-QUALIFICATION PROCESS: Construction

The PBC will evaluate qualifications based on information provided in the "Statement of Qualifications and Financial Condition," including required attachments and performance references. Firms deemed eligible for pre-qualification will be placed on the appropriate notification list for specific projects. Notices will be sent to pre-qualified firms when the project opportunities arise. All firms are required to have a City of Chicago and General Contractors license and all other required licenses for the type of work under consideration.

## QUALIFICATION PROCESS: Professional Services

Opportunities are advertised in the local newspapers as well as being posted on the PBC Web site. Firms interested in working with the PBC are encouraged to sign up for "PBC Alerts," ensuring they will receive via email information on upcoming projects.

### Design Architects & Architects of Record

The PBC may issue a Request for Qualifications for the services of Design Architects & Architects of Record for specific upcoming projects and programs.

### Specialty Consultants

The Public Building Commission periodically accepts and reviews submitted qualifications for specialty consultants, such as surveyors, environmental consultants, commissioning agents, and specialists in construction materials testing and inspection. As projects are approved, the PBC will solicit a proposal(s) from the pool of pre-qualified specialty consultants. Task orders are issued against specialty consultants term contracts.

## PBC CLIENT AGENCIES

- City of Chicago
- Chicago Fire Department
- Chicago Police Department
- Chicago Public Library
- Office of Emergency Management & Communications
- Chicago Public Schools
- Chicago Park District
- Chicago Housing Authority
- City Colleges of Chicago
- Chicago Transit Authority

## **Commitment to Economic Sustainability Programs for the Community**

Current procurements and resultant contracts have 6 robust economic sustainability provisions:

- Bid incentives for the employment of minority and female workers
- Bid incentives for the employment of apprentices
- Contract provisions that require at least 50% of the labor force be local residents
- Contract provisions that require community hiring, helping to employ those closest to the work at hand
- Contract provisions that require minority- and women-owned business participation
- Contract provisions for local business participation

**economic  
sustainability**

# CHICAGO PUBLIC SCHOOLS

## ***Air Force Academy Renovation (Phase III)***

***Bid Opening: November 22, 2011***

This project converts the former Abbott Elementary School into a military high school. The scope of work includes ADA accessibility upgrades (elevator, stage lift, exterior ramps, and full toilet room renovations), warming kitchen renovation, two science labs, locker rooms, interior finish repairs, lighting replacement and retrofit, roof replacement, exterior window replacement, asbestos abatement, and landscape upgrades.

## ***Peck Elementary School Renovation***

***Bid Opening: December 1, 2011***

Scope includes school improvement/major capital renovations, including exterior masonry repairs to main building and boiler house, ADA compliance renovations, dever structure repairs, electrical upgrades, and interior renovations.

## ***Henderson Elementary School Renovation***

***Bid Opening: December 6, 2011***

Scope includes school improvement, which includes major capital renovations including exterior masonry repairs, ADA compliance renovations, and mechanical upgrades.

## ***Onahan Elementary School Linked Annex***

***Issue for Bid: November 29, 2011***

This project will implement the newly created two-story Linked Annex Prototype, designed to serve approximately 300 students. The Annex will include 9 standard classrooms, one computer classroom, an office, storage and toilet facilities. The project scope also includes the renovation of select areas within the existing school as well as the relocation of the existing parking lot.

## ***Stevenson Elementary School Linked Annex***

***Issue for Bid: December 6, 2011***

This project will implement the newly created two-story Linked Annex Prototype, designed to serve approximately 300 students. The Annex will include 9 standard classrooms, one computer classroom, a dining area with warming kitchen, an office, storage and toilet facilities. The project scope also includes the renovation of select areas within the existing school.

## ***Durkin Elementary School Linked Annex***

***Issue for Bid: December 13, 2011***

This project will implement the newly-created, one-story Linked Annex Prototype. The Annex will include nine standard classrooms, one computer classroom, a dining area with warming kitchen, an office, storage and toilet facilities. The project scope also includes the renovation of select areas within the existing school.

## ***Rosenblum Park Redevelopment***

***Tentative Bid Date: TBD***

This project includes the redevelopment of Rosenblum Park in coordination with the abatement and demolition of the existing South Shore High School. Park amenities will include new baseball fields, renovation of a softball field, a new artificial turf practice football field, new basketball courts, walking trail around the park perimeter, as well as a play lot.

## ***Lloyd Elementary School Artificial Turf***

***Tentative Bid Date: TBD***

Installation of artificial turf at Lloyd Elementary School.

# CHICAGO PUBLIC LIBRARY

## ***Humboldt Park Branch Library Renovation & Addition***

***Bid Opening: November 17, 2011***

The existing library will receive a new approximately 5,000 SF addition, open space or reading garden, and nine new parking spaces on adjacent city-owned land along with minor renovations.

## ***Edgewater Branch Library***

***Issue for Bid: December 2011***

Based on the Prototype "C" design, this new 18,665 SF, two-story full service branch library will replace the existing Edgewater Branch Library.

## ***Albany Park Branch Library***

***Tentative Bid Date: TBD***

Based on the Prototype "A" design, this new 16,500 SF, one story full service branch library is proposed to replace the existing Albany Park Branch Library.

# CHICAGO PARK DISTRICT

## ***Douglas Park Artificial Turf***

***Tentative Bid Date: TBD***

Installation of artificial turf and miscellaneous park improvements at Douglas Park.

## ***Ping Tom Memorial Fieldhouse***

***Tentative Bid Date: TBD***

This project will implement the field house Prototype "A" for the construction of the Ping Tom Memorial Park Field House. This approximately 25,000 SF, single-story, steel frame and precast construction building will include a gymnasium, club rooms, a fitness center and locker rooms.

**2012 schedule  
for construction**

# assistance agencies

The agencies listed below are available to offer assistance in identifying certified minority- and women-owned businesses.

Association of Asian Construction Enterprises  
5500 Touhy Ave., Unit K, Skokie, IL, 60062  
Attn: Perry Nakachi  
Tel: (847) 673-7377

Black Contractors United  
400 W. 76th St., Chicago, IL 60620  
Attn: Belinda Henderson  
Tel: (773) 483-4000 Fax: (773) 482-4150  
bcunewera@ameritech.net

Chicago Minority Supplier  
Development Council  
105 W. Adams, #2300, Chicago IL 60603  
Attn: Sheila Hill  
Tel: (312) 755-8880 Fax: (312) 755-8890  
shill@cmbc.org

Chicago Urban League  
4510 S. Michigan Ave, Chicago IL 60653  
Attn: Darice Wright  
Tel: (773) 624-8822 Fax: (773) 451-3549

City of Chicago Department of  
Procurement Services  
121 N. LaSalle St., Room 604, Chicago, IL 60660  
Attn: Jamie Rhee  
Tel: (312) 744-9750  
jamie.rhee@cityofchicago.org

Cook County Government  
Office of Contract Compliance  
118 N. Clark St., Chicago, IL 60602  
Attn: E. Lavern Hall  
Tel: (312) 603-5502 Fax: (312) 603-4547

Cosmopolitan Chamber of Commerce  
203 N. Wabash Ave., Chicago IL 60601  
Attn: Carnice Carey  
Tel: (312) 499-0611 Fax: (312) 701-0095  
ccarey@cosmococ.org

Federation of Women Contractors  
5650 S. Archer Ave., Chicago, IL 60638  
Attn: Beth Doria  
Tel: (312) 360-1122 Fax: (312) 360-0239  
fwcchicago@aol.com

Hispanic American Construction Industry Association  
901 W. Jackson Blvd., Ste. 205, Chicago, IL 60607  
Attn: Jorge Perez  
Tel: (312) 666-5910 Fax: (312) 666-5692  
jperez@haciaworks.com

Illinois Hispanic Chamber of Commerce  
855 W. Adams, Suite 100, Chicago, IL 60607  
Attn: Omar Duque  
Tel: (312)425-9500

Latin American Chamber of Commerce  
3512 W. Fullerton Ave., Chicago, IL 60647  
Attn: D. Lorenzo Padron  
Tel: (773) 252-5211 Fax: (773) 252-7065  
dpatron@latinamericanchamberofcommerce.com

National Association of Women Business Owners  
Chicago Area Chapter  
230 E. Ohio, Suite 400, Chicago, IL 60611  
Attn: Sheila Gidley  
Tel: (312) 224-2605 Fax: (312) 644-8557  
info@nawbochicago.org

State of Illinois  
Central Management Services  
100 W. Randolph St., Ste. 4-400 Chicago, IL 60602  
Attn: Malcolm E. Weems  
Tel: (312) 814-2141

Women's Business Development Center  
8 S. Michigan Ave., Ste 400, Chicago, IL 60603  
Attn: Hedy Ratner  
Tel: (312) 853-3477 Fax: (312) 853-0145  
hratner@wbdc.org

## Public Building Commission of Chicago Contacts

### *Procurement, Diversity & Compliance*

**Rosalinda "Rusty" Castillo,**

**Deputy Director of Procurement**

**742-0121**

### *Purchasing*

**Janice Meeks**

**Construction**

**744-7240**

**Gary Bell**

**Professional Services**

**744-9287**

### *Diversity and Compliance*

**Chuck Kelly**

**Deputy Director**

**744-9679**

**Malisa Torres**

**Equal Employment Opportunity Officer**

**744-9442**



The Public Building Commission of Chicago was formed in 1956 to develop and renovate quality government facilities and infrastructure, an important goal that continues to be at the heart of the organization. Today, Mayor Rahm Emanuel serves as Chairman of the PBC Board, as head of an 11-member board comprised of Chicago business and civic leaders whose dedication to the city and its communities has led them to volunteer their time.

PBC clients include the City of Chicago, Cook County, the Chicago Public Library, the Chicago Public Schools, the Chicago Park District and the City Colleges of Chicago. Together, we work in partnership with our clients to build our important community facilities and infrastructure. The PBC's professional staff manages each project through planning, design and construction, functioning as an important link between clients and contractors.

The PBC's first major construction project was the Chicago Civic Center, which continues to be its headquarters. Started in 1963 and opened in 1966, it was re-dedicated the Richard J. Daley Center in 1976 to honor the late mayor shortly after his death. Heralded around the country as an architectural gem, the open, modern design of the Daley Center revolutionized government structures in Chicago and throughout the nation.

A year after the Civic Center was completed, the City of Chicago commissioned Pablo Picasso to create a steel sculpture to grace the facility's grand plaza. This work of art helped establish the Daley Center as one of Chicago's most important architectural landmarks and has become a distinctive symbol of the city itself.

Success continues to grow at the PBC as we offer new program services, report exceptional cost performance and continue to bolster the exemplary social benefits derived from the public development process.

# about the PBC

# thanks

## **SPECIAL THANKS**

Public Building Commission of Chicago

Mayor Rahm Emanuel, Chairman

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

Erin Lavin Cabonargi, Executive Director

**Special Thanks to City Colleges of Chicago  
for the use of the Facility**

## **EXHIBITORS**

Chicago Housing Authority

Chicago Park District

Chicago Women in Trades

City of Chicago, Department of Procurement Services

Cook County

Dawson Technical Institute (Kennedy King College)

Federation of Women Contractors

Hispanic American Construction Industry Association

Metra Office of DBE Administration

Metropolitan Water Reclamation District of Greater Chicago

Women's Business Development Center

Wilber Wright College

**For more information on upcoming opportunities  
follow us on Facebook or on Twitter @PBCChi**



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