PUBLIC BUILDING COMMISSION

2016

PUBLIC BUILDING COMMISSION
YEAR IN REVIEW

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A Letter from the Chairman & Executive Director

In 2016, the Public Building Commission of Chicago (PBC) focused on streamlining operations and realigning the organizational structure to deliver projects more efficiently to the taxpayers of Chicago.

Our efforts were successful. The PBC completed nearly $185M in capital improvement projects in 2016. These projects included four new annexes and two newly constructed schools on behalf of Chicago Public Schools that have helped ease overcrowding and increase access to technology, critical learning resources and amenities at schools across the entire city.

In addition, our work has helped to further the Chicago Public Library's investment in early childhood learning environments. In 2016, the PBC completed renovations at the Little Village and West Pullman branch libraries, while the Thomas Hughes Children's Library renovation project at Harold Washington Library Center is on track to be completed within the second quarter of 2017.

The PBC also completed nearly $15M in technology and infrastructure improvements on behalf of the Office of Emergency Management and Communications, to help improve public safety while increasing network capabilities and communications.

We are proud of the modern buildings, renovations and infrastructure we have delivered on behalf of our clients. The work we do helps to strengthen our neighborhoods, create jobs and has a direct economic impact on the communities surrounding the projects.

As we move forward, striving to be an exemplary agency for future development, we are pleased to provide you with this Year in Review that illustrates the accomplishments achieved in 2016.

We hope you will enjoy learning about the projects we have completed for our clients and the diverse communities in which we have worked. Thank you for your support as we look ahead to a promising 2017.

Sincerely,

Rahm Emanuel

Mayor Rahm Emanuel, Chairman

Carina Sánchez

Carina E. Sánchez, Executive Director

Board of Commissioners

Mayor Rahm Emanuel
Chairman

Martin Cabrera, Jr.
City of Chicago

Frank M. Clark
Board of Education

The Public Building Commission of Chicago is an independent agency formed in 1956 to oversee the construction and renovation of municipal buildings, facilities and infrastructure. The PBC can manage every aspect of project development, from land acquisition through planning, design and construction.

Mayor Rahm Emanuel serves as Chairman of the Board of Commissioners. Of the ten commissioners, a representative from each of the following agencies is appointed: the Chicago Board of Education, the Chicago Park District, the Cook County Board of Commissioners, the Forest Preserve District of Cook County and the Metropolitan Water Reclamation District of Greater Chicago.

The Chairman, with the advice and consent of the City Council, appoints the remaining five members who represent labor, commerce, clergy and the community. Board members are appointed for a five-year term or until a successor is named.

Thomas J. Kotel
City of Chicago

José G. Maldonado, Jr.
City of Chicago

Toni Preckwinkle
Cook County

Arnold Randall
Forest Preserves of Cook County

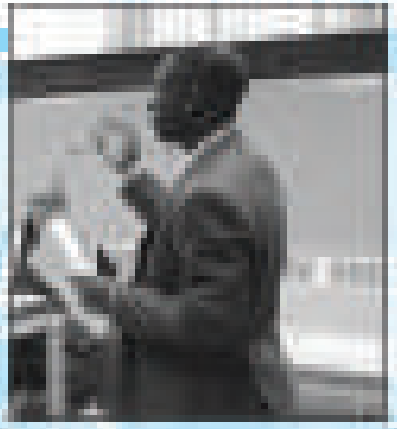
Jesse H. Ruiz
Chicago Park District

Samuel Wm. Sax
City of Chicago

Mariyana T. Spyropoulos
Metropolitan Water Reclamation District of Greater Chicago

Reverend David Todd Whittley
City of Chicago

Community Engagement



Beyond the physical projects we develop, public engagement continues to be a priority for the PBC. In 2016, PBC representatives attended community, assist agency and various outreach events, providing presentations about our role in the development process and project overviews.

These outreach meetings are an essential part of our work and offer residents, community stakeholders and service providers the opportunity to participate in discussions as we begin to shape our upcoming projects.

The PBC has city resident and community area hiring requirements with each of our construction projects. That means 50% of the total construction hours worked on a project must come from city of Chicago residents. In addition, at the outset of a project, the PBC defines the community area, usually the neighborhood and immediate surrounding areas. Residents of that community must make up at least 7.5% of the total construction hours worked on a project.

As a result of these initiatives, 1,155 of the individuals employed on projects completed in 2016 were city residents, earning $12,935,945 in wages & benefits.

General Contractor Prequalification

We are continuing our successful track record of providing contracting opportunities to emerging businesses and creating jobs for residents of Chicago.

In adopting a series of inclusive initiatives, we have opened our doors more widely to the entire business community, whether they are just starting out or already established, so all grow and succeed together.

- In 2016, the PBC issued a Request for Qualifications for General Contractors. 63 licensed General Contractors (including eleven MBE, four WBE and three MBE/WBE contractors) were prequalified to bid on PBC projects. This is a first for a municipal entity and other agencies are looking to utilize our model.
- The PBC has hosted a number of pre-submission conferences and contractor workshops to offer in-depth information on what potential contractors should expect during and throughout the bidding, contracting and reporting process.
- On the professional service side, we conducted extensive outreach to minority architect and engineering organizations to increase participation in these fields.
- The PBC revised the aspirational goals for our construction contracts that increased Minority and Women Owned Business participation from 24% to 26% for MBE firms and from 4% to 6% percent for WBE firms.

Minority and Women Owned Business Participation

The PBC promotes competitive business opportunities for Minority and Women Business Enterprises (MBE/WBE) in our delivery of both construction and professional services. We believe that Chicago will reach its full potential when its diverse populations are represented at the business table and when every hardworking citizen with the drive and desire to succeed in their chosen occupation has a pathway to success.

Our contract provisions encourage the employment of minority and female apprentices, journey workers, and laborers on projects, thereby increasing access to work opportunities, skill development and better wages for traditionally underutilized populations of the local labor force.

Projects completed in 2016 total $143,239,965.66 as paid to date. These projects have achieved:

29.89%
($42,809,019.25) MBE Participation

7.72%
($11,062,148.53) WBE Participation

$9,445,716.81 has been paid to professional administrative service contracts in 2016:

48.03%
($4,536,651.66) MBE Participation

5.0%
($472,516.97) WBE Participation

Economic Sustainability

While the new, renovated and upgraded facilities we developed with our clients offer long-term benefits to our neighborhoods, our projects have also had a broader impact on the communities we serve.

3,138 people earned more than $31.5M working on PBC projects completed in 2016. Many of these people are residents of the community areas where the projects were built.

This illustrates that PBC projects create meaningful economic impact opportunities for communities in which they are developed.

In addition, the PBC utilizes contract provisions that help ensure the dollars produced by these projects are spread throughout Chicago's companies and, most importantly, its people.

Cost Effective Project Development

We are committed to delivering cost efficient projects on behalf of our clients. The PBC works in close concert with our user agencies to develop project approaches that meet both their mission and financial programming goals. Throughout the development of a project, we provide budget and cost information to managers, clients, commissioners and other stakeholders.

Program Cost Performance

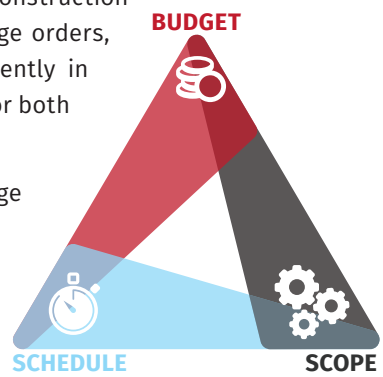
The PBC's total budget authority for capital construction and infrastructure projects completed in 2016 was nearly $200M. At year's end, the actual cost for these projects is trending at $5.2M under the current budgets, including a limited number of scope changes.

The PBC's total multi-year program authority for capital construction completed and in development since 2011 exceeds $1.79B. These projects are trending under budget by 8.4%, representing a variance of $151M under the current budgets.

Change Management Effectiveness

Effective change management is critical to meeting the cost objectives of the PBC and our clients.The current approved change order percentage for capital construction projects completed in 2016 is 2.3%. In addition to approved change orders, the PBC also monitors projected changes, including those currently in process for approval. At year's end, the change order percentage for both approved and projected changes is 3.3%.

This percentage is representative of effective approaches to change management, including renovation scopes, which typically have a higher change order percentage than new construction.

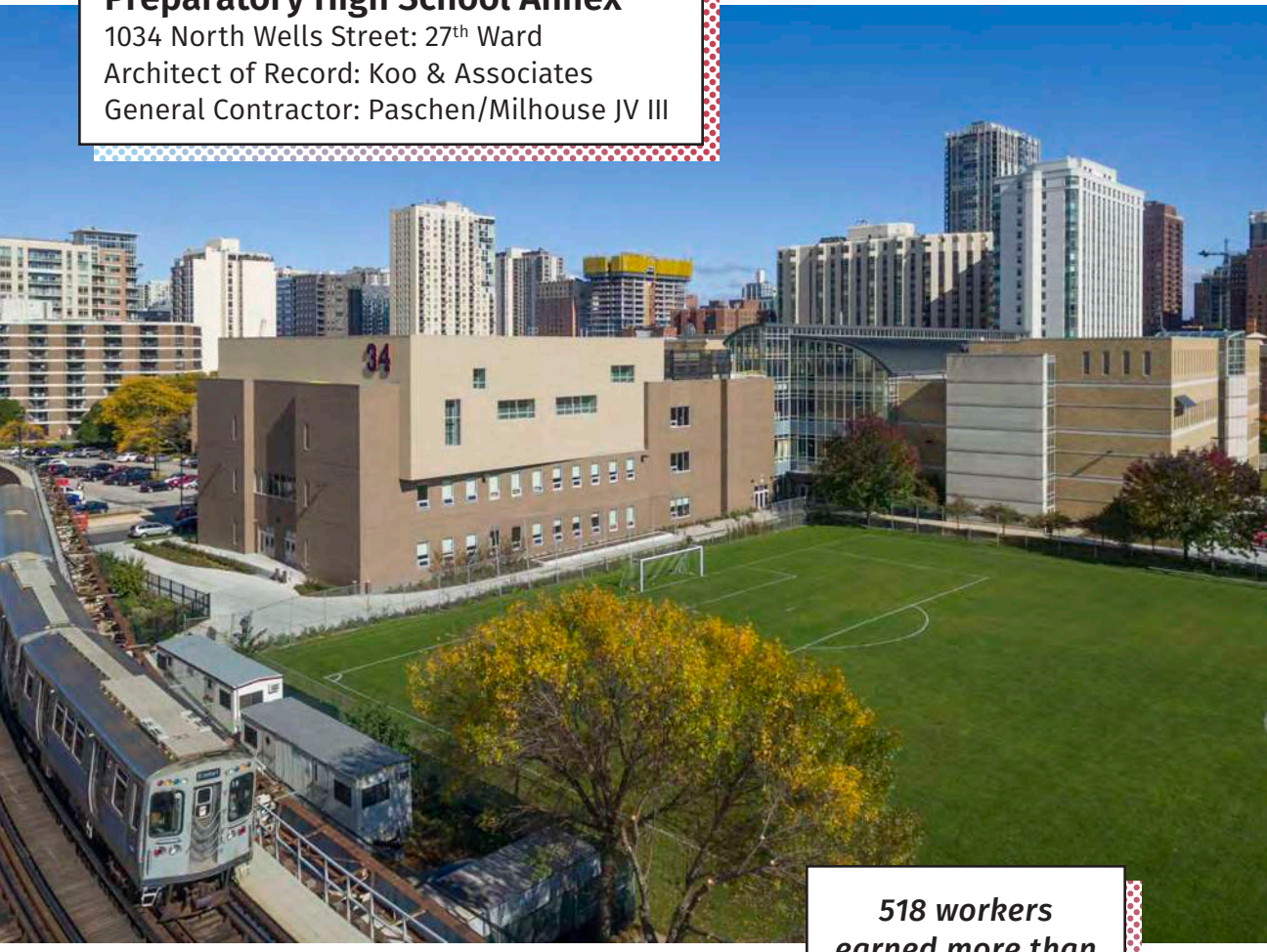


PUBLIC BUILDING COMMISSION

2016
CAPITAL PROJECTS

Walter Payton College Preparatory High School Annex

1034 North Wells Street: 27th Ward
Architect of Record: Koo & Associates
General Contractor: Paschen/Milhouse JV III



Nestled within the Near North side of Chicago, this $20M annex broadens the range of educational opportunities for our future leaders. The three-story 49,000 square foot annex includes 14 classrooms featuring dedicated spaces for art and music, special education, dance and driver's education. In addition, the annex features a multipurpose black-box theatre, a gymnasium with locker facilities, a fitness room and a student lounge. The renovations in the existing building included various classrooms and office modifications.

518 workers earned more than $3.1M in wages & benefits

24.8% MBE Participation

4.4% WBE Participation

Arthur E. Canty Elementary School Annex

3740 North Panama Avenue: 38th Ward
Architect of Record: Smith/Harding JV
General Contractor: Friedler Construction

Located in the Dunning Community, this two-story 38,000-square-foot annex provides more classroom space to strengthen the school's curriculum, affording greater opportunities to students. The $17.3M project includes a music room, computer lab, five pre-kindergarten classrooms, a lunch/multi-purpose room and kitchen. The existing school's kitchen was repurposed into a classroom while a play lot has been installed and the existing modular units have been removed.

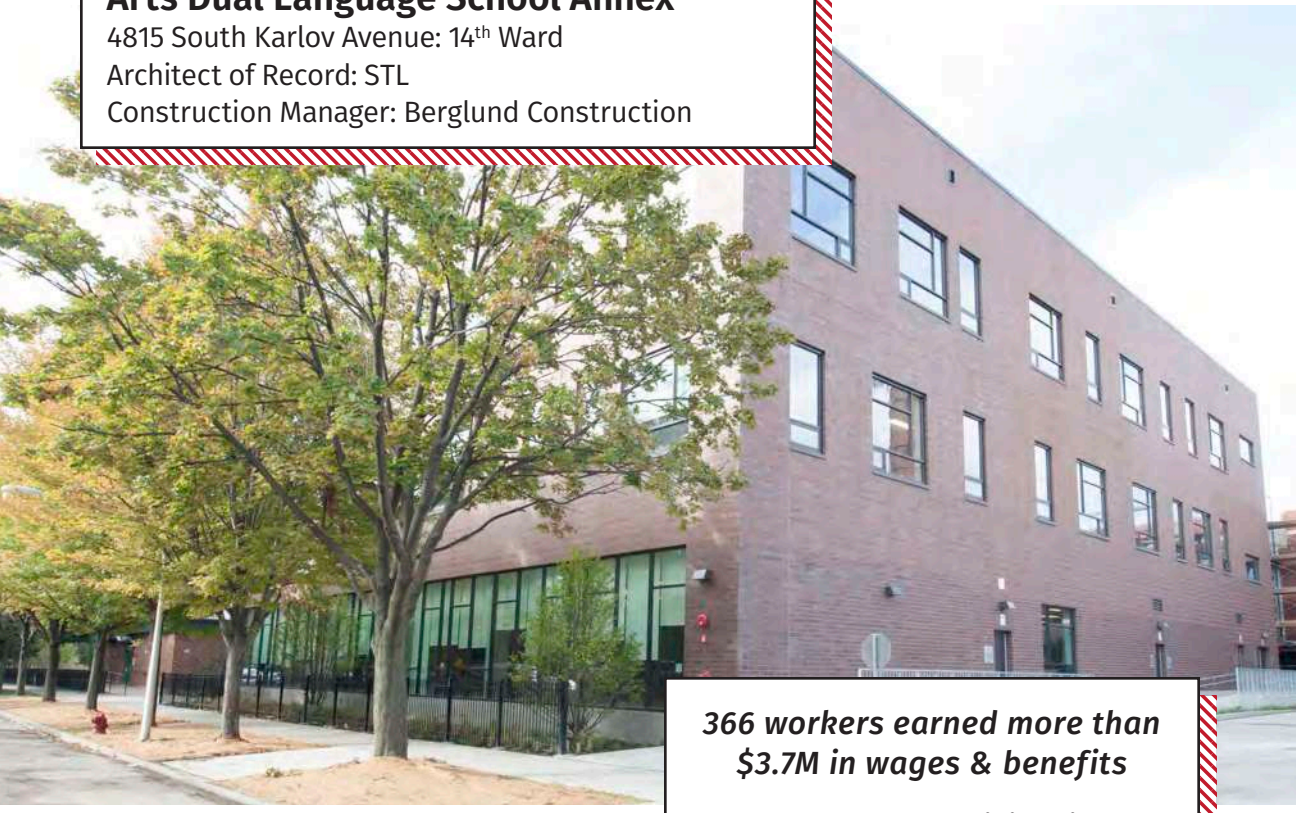
409 workers earned more than $2.9M in wages & benefits

24.4% MBE Participation

9.3% WBE Participation

Richard Edwards IB - Fine & Performing Arts Dual Language School Annex

4815 South Karlov Avenue: 14th Ward
Architect of Record: STL
Construction Manager: Berglund Construction



366 workers earned more than $3.7M in wages & benefits

31.8% MBE Participation

8.4% WBE Participation

Located in the Archer Heights community, the PBC completed the three-story 50,000 square foot annex that has brought a modern, light-filled building to a century-old school that was in need of more space, renovations and upgrades. The new annex includes 24 classrooms featuring art and music rooms, as well as a kitchen and dining/multipurpose room that doubles as an activity space. In addition, two modular units were removed and a new playground and turf field have been installed. In 2017, the PBC continues structural renovations and upgrades to the existing building for a total project investment of $41M.

"Working at Edwards was one of the best work experiences I've had on a construction job. I didn't have to get up so early to get to work because since I was working in the neighborhood, there was no traffic. Even though I was only a few minutes away, the neighbors would save me parking spots, give me water and sometimes food. If someone on the construction team needed to move their car, they would let me know.

I'm happy that I was a part of the team that helped to build the school's new lunchroom. I have friends whose kids attend the school and they really needed the new space."

Janet Mercado
Flagger and
Laborer for 10
years

"I have been a Laborer for 16 years and I got lucky this year being able to work only five minutes from home. I have twins in first grade and they both go to this school. I never thought that I would be working on a school that my kids go to. I have been able to tell all my coworkers about the little stores in the area where they can get supplies or lunch, and the shop owners have welcomed the extra business. My kids are loving all the improvements that we have done to the school; as a matter of fact, they use the turf field almost every day. It feels good to work on a project that is benefitting the neighborhood that I live in."

Manuel Cervantes
Laborer for 16 years

Minnie Mars Jamieson Elementary School Annex

5650 North Mozart Street: 40th Ward
Architect of Record: Architrave
General Contractor: Old Veteran Construction

Located in the West Ridge community, this $16.9M annex seamlessly joins the two buildings to provide new and renovated learning spaces for students. The three-story 36,000 square foot annex is comprised of 16 classrooms including science and music classrooms, a lunch/multipurpose room, kitchen and administrative offices. In addition, the project features interior renovations to the existing school, a new play lot, turf field and landscaping. The previously existing modular units were removed.

494 workers earned more than $5.1M in wages and benefits

24.7% MBE participation

3.8% WBE participation

Southeast Area Elementary School

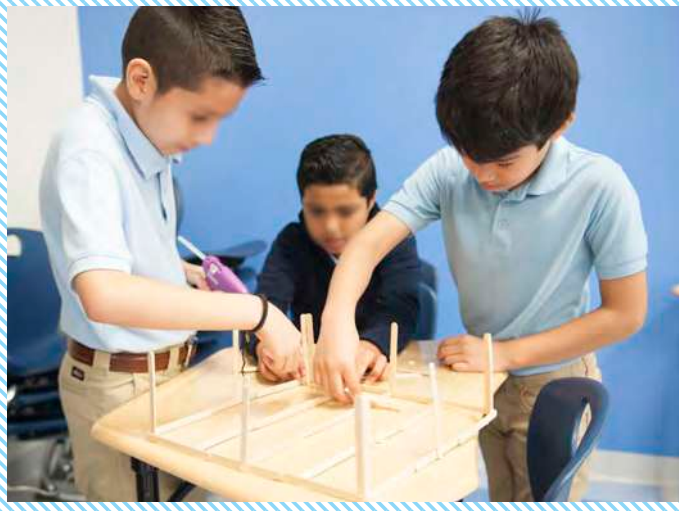
3930 East 105th Street: 10th Ward
Architect of Record: SMNG-A
General Contractor: Sollitt/Oakley JV

Chicago's East Side neighborhood welcomed the newly constructed $38.5M 111,000 square foot building which features 54 classrooms including three computer labs, three science classrooms, two flexible classrooms, two music rooms, kitchen and dining facilities, a gymnasium, library and administrative offices. Exterior amenities include an artificial turf field, a play lot and a parking lot. The entire facility is fully accessible to people with disabilities and has the capacity of up to 1,200 students.

603 workers earned more than $6M in wages & benefits

25.1% MBE Participation

9.4% WBE Participation



Robert J. Richardson Middle School

6018 South Karlov Avenue: 23rd Ward
Architect of Record: STR Partners
General Contractor: K.R. Miller

555 workers earned more than $8.1M in wages and benefits

32% MBE participation

8% WBE participation

Located in the West Lawn community, this newly constructed $48M, 135,000-square-foot middle school houses 68 classrooms including rooms for art and music, science and computer labs, kitchen and dining facilities, a gymnasium, a library and administrative offices. Exterior amenities include an artificial turf field, which was completed in advance of the new building to support athletic programs at neighboring schools.

I've been a laborer for a long time, and I typically have to travel 45 minutes in traffic in order to get to work. But I can be here in less than fifteen minutes if I drive. When I finished my work on installation of the turf field I thought I would be off this job. But I got lucky and was able to move to working on the building, which was really needed in the area.

The building is turning out to be really pretty. I have two little cousins that will go to this school and I keep telling them that they are lucky to be going to a brand new building that I'm helping to construct."

Ruben Navarret
Laborer for 19 years

I live a half of block from Richardson and it's nice to see a building going up that's going to benefit the entire community. One of the biggest advantages of this job was being able to walk home for lunch. I'm going to hate to see this one end. I have neighbors whose kids will go to this school when it opens, and it's good to see tax money going to something that will make it better for future generations. So when I walk past this building in the future, it will be good to know that I was a part of it."

Joe Smarzewski
Painter for 20 years

Wildwood World Magnet School: Room Renovation & Intercom Repair

6950 North Hiawatha Avenue: 41st Ward
Architect of Record: Ilekis Associates
General Contractor: Robe, Inc.

Located in the Forest Glen community, Wildwood's renovation project was PBC's first opportunity to utilize our new list of prequalified general contractors. Robe, Inc was the succesful bidder, and won their first contract with the PBC, and for the first time we awarded a class 'C' contractor a prime general contractor. This Wildwood project consisted of the conversion of a faculty room to a classroom in the new annex, completed by the PBC in 2015 (pictured above right) and intercom repair in the legacy building.

Early Learning Educational Investments

Little Village Branch
2311 South Kedzie Avenue
12th Ward

West Pullman Branch
830 West 119th Street
34th Ward

The PBC was excited to support the Mayor's 2016 goal to provide access to quality early education programming year round. Construction began immediately at the conclusion of the summer reading program with substantial completion in four weeks. To highlight the improvement, Chicago Public Library ordered new early learning equipment and furniture for each branch.

Technology & Infrastructure

Highlights:

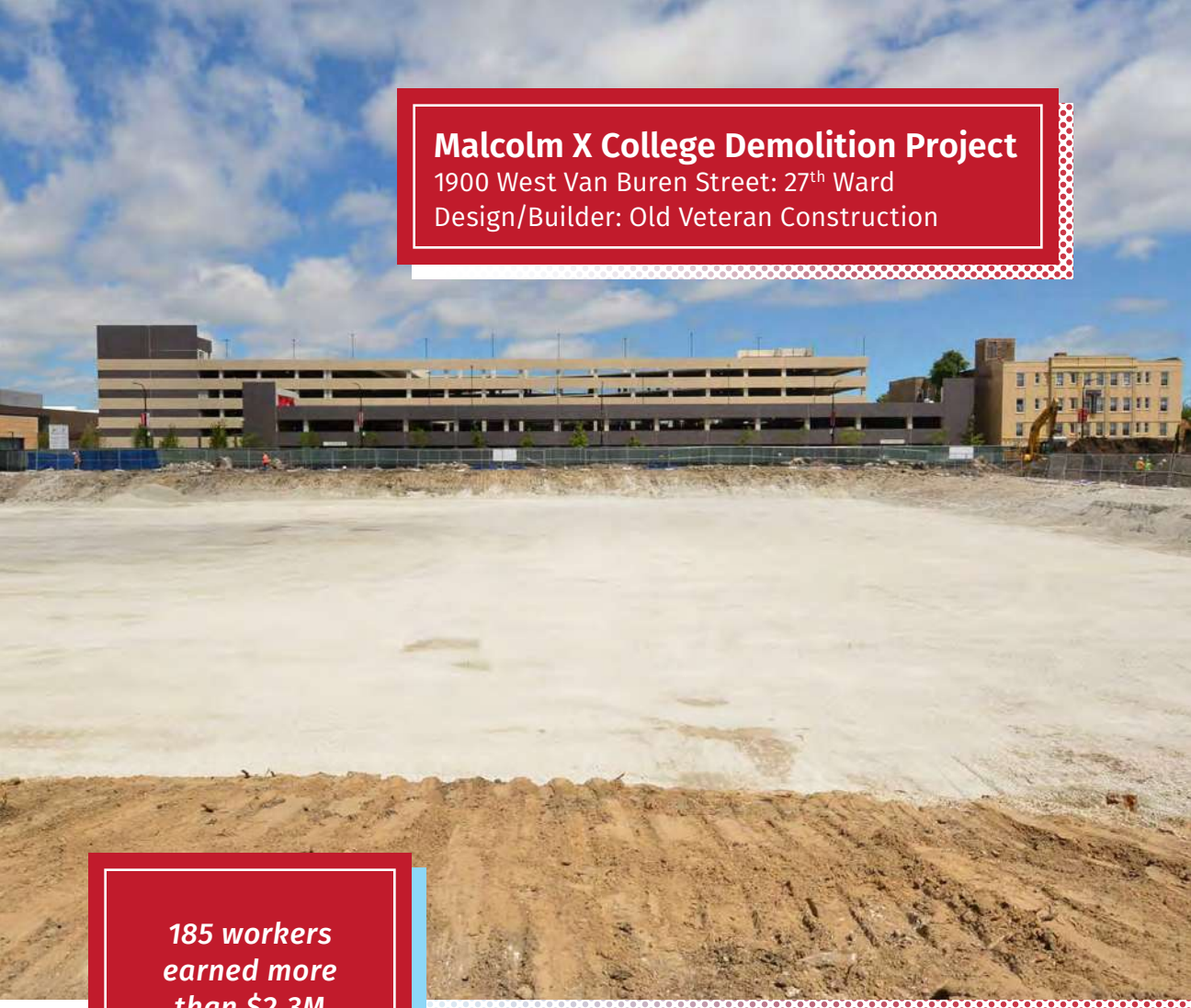
- *126 new cameras*
- *213 replacement cameras*
- *300+ cameras/PODS repaired*
- *1,200+ repair cases managed*

The PBC completed a variety of projects for client agencies to help improve public safety and increase network capabilities and communications.

Projects included:

- **ShotSpotter®:** Expanded the ShotSpotter® gunshot detection system used by the Chicago Police Department to cover the entire 7th (Englewood) and 11th (Harrison) police districts. The $938,500 investment is part of CPD's continued effort to fight gun violence through intelligence-led and technology-based policing.
- **Ashland Avenue Traffic Signal Priority (TSP) and Cameras:** Coordination with CDOT and CTA to verify network and procure/install City bus TSP equipment at 39 Ashland intersections; camera installation at 37 intersections.
- **CPD License Plate Recognition:** Installation of 18 LPR systems in CPD patrollers.
- **Lakeshore Fiber North:** Extension of the fiber optic backbone from Fullerton to Addison along Lake Shore Drive; addition of 16 cameras along Lakefront Park.

Pictured, clockwise from top left: Ward installation of crime deterrent security camera; Shotspotter® gunshot detection system; Security cameras at La Villita Park; LPR system installed on a CPD patroller



Malcolm X College Demolition Project

1900 West Van Buren Street: 27th Ward
Design/Builder: Old Veteran Construction

185 workers earned more than $2.3M in wages & benefits

32.03% MBE Participation

5.1% WBE Participation

The PBC completed the demolition, backfill and site remediation of the former Malcolm X College in preparation for the Chicago Blackhawks new practice facility and Rush University Medical Center's future development.

"I served as a security guard on the Malcolm X Demolition project. It was a great job. I only lived five minutes from the site and could either ride my bicycle or motorcycle to the work. I saved a ton on gas commuting back and forth to work. More agencies need to have community hiring programs like this because a lot of people in this community are looking for work."

Myron Adams
Security
Guard for
25 years

"I always wanted to be in the construction field. When I saw a sign on the gate one day that said they were hiring people from the community, I thought this was great because I could never be late for work when I live only 6 to 7 minutes away. The opportunity changed my entire outlook on work and boosted my energy level. I liked the employer and even though my job title was security guard, I learned a lot about reading specs and blueprints."

Andre Brown (not pictured)

Sustainable Development

The PBC is committed to improving the environmental quality of life for all Chicagoans. As a developer of public facilities, the PBC has a unique and comprehensive approach to environmental stewardship and sustainability. The PBC's commitment to sustainable development is integrated into every project the agency manages.

The PBC targets as a minimum LEED Silver certification for all of its projects, but often exceeds that level. Due in large part to PBC's commitment to green building, the City of Chicago leads the nation in municipally owned LEED-certified municipal buildings with 95 facilities, 75 of which were developed by the PBC.

At the close of 2016, PBC has achieved LEED certification on the following facilities:

- *35 public schools*
- *15 branch libraries*
- *8 park facilities*
- *6 firehouses*
- *4 police stations*
- *7 other municipal buildings, including the Daley Center*

Projects that achieved LEED certification in 2016:

Abraham Lincoln Elementary School Annex - LEED Silver

Edison Park Elementary School Linked Annex - LEED Gold

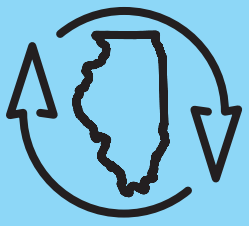
Oriole Park Elementary School Annex - LEED for Schools Certified

Harvest Metrics

The true measure of success of the PBC's sustainability policies is found in how our work impacts our environment. In 2016, we reported the following outcomes:

$70,902,120

recycled materials used to date



$123,684,675

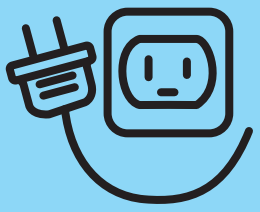
regional materials (extracted, processed & manufactured within 500 miles) **used to date**

94.74%

waste diverted from landfills
(201,485 tons to date)

24,751,679

gallons of potable water saved per year



$1,595,658

annual energy savings in PBC projects citywide

2016 Awards and Recognition

American Institute of Architects & American Library Association
Library Building Award: Chicago Public Library, Chinatown Branch (April)

Chicago Association of Realtors
Good Neighbor Award: Chicago Public Library, Albany Park Branch (May)

Chicago Building Congress/Construction Owners Association of America
Owner's Choice Award: Chicago Children's Advocacy Center (May)

Chicago Building Congress
Merit Award: Chicago Public Library, Chinatown Branch (May)

***Building Design + Construction* Magazine**
Building Team Award - Gold: Chicago Public Library, Chinatown Branch (May)

Urban Land Institute, Chicago Chapter
Public Investment Vision Award: Chicago Public Library, Chinatown Branch (June)

US Green Building Council, Illinois Chapter
Intent to Matter Green Building Innovation Award: Chicago Public Library, Chinatown Branch (June)

American Library Association & International Interior Design Association
Best of Competition Award: Chicago Public Library, Chinatown Branch (June)

Design-Build Institute of America
National Award of Merit - Civic/Assembly: Chicago Public Library, Chinatown Branch (July)

International Federation of Library Associations & Institutions
Systematic – Public Library of the Year (Finalist): Chicago Public Library, Chinatown Branch (August)

American Institute of Architects & American Library Association
Award of Excellence - Distinguished Accomplishment in Library Architecture: Chicago Public Library, Chinatown Branch (August)

***Wired* Magazine**
"Settle into 10 of the Most Beautiful Libraries on Earth" (#7): Chicago Public Library, Chinatown Branch (September)

Association of Licensed Architects
Award of Merit: Chicago Children's Advocacy Center, Abraham Lincoln Elementary School Annex (October)

A Look Ahead

As we celebrate with our partners the successes of 2016 and the positive impact our work has had on the communities, we remain focused on the range of work underway in 2017.

In 2017, we anticipate projects to upgrade CTA garage facilities. In addition, we are looking forward to new and exciting capital improvement projects with the Chicago Park District, Chicago Public Library and the City Colleges of Chicago.

We are also working with the Chicago Public Schools on several projects that are currently in the planning and design phase. As with past CPS projects, these new projects will provide students with additional space for computer and science labs; art and music rooms; kitchen and dining facilities; libraries and theaters; gymnasiums and administrative offices. Exterior amenities, in most cases, involve the installation of green space, play lots and off street parking.

In addition, PBC's technology and infrastructure programs that have helped expand and enhance security networks are underway, along with innovative energy efficiency initiatives aimed at providing improved energy use and cost savings at city-owned buildings and the Metropolitan Water Reclamation District of Greater Chicago.

All of the projects that we undertake in 2017 will represent examples of the PBC's commitment to provide great public buildings and public spaces that foster sustainability within our communities.

PBC Project Completions: 2011–2016

2011

Adam Clayton Powell, Jr. Paideia Academy
Dunning Area Branch Library
Engine Company 109 Firehouse
George W. Collins High School Renovation
Greater Grand Crossing Branch Library and Comer Family Reading Garden
Gwendolyn Brooks College Preparatory Academy Additions
Haas Park Fieldhouse
John W. Garvy Elementary School Addition
Little Village Branch Library
Marvin Camras Elementary School Renovation
Mt. Greenwood Elementary School Linked Annex
The Ogden International School of Chicago
Richard M. Daley Branch Library
Sauganash Elementary School Addition
South Shore International College Preparatory High School
Sulzer Regional Library Renovation
Woodson Regional Library Renovation

2012

12th District Police Station
31st Street Harbor
Air Force Academy Renovation
Charles R. Henderson Elementary School Renovation
Douglas Park Artificial Turf
Durkin Park Elementary School Linked Annex
Edgebrook Elementary School Addition
Engine Company 16 Firehouse
Ferdinand Peck Elementary School Renovation
Henry D. Lloyd Elementary School Artificial Turf
Humboldt Park Library Addition and Renovation
James Shields Middle School
Josefa Ortiz de Dominguez Elementary School Artificial Turf
Michael Reese Hospital Demolition
Ramova Theater Stabilization
Rosenblum Park Redevelopment
Sarah E. Goode STEM Academy
South Shore High School Demolition
William J. Onahan Elementary School Linked Annex

2013

2013 School Investment Program (98 CPS schools)
Adlai E. Stevenson Elementary School Linked Annex
Back of the Yards Campus: CPS College Preparatory High School and CPL Branch Library
Edgewater Branch Library
Edison Park Elementary School Linked Annex
Enrico Tonti Elementary School Modular
Everett McKinley Dirksen Elementary School Modular
Josephine C. Locke Elementary School Modular
Lake View High School Renovation
Leonard Louie Fieldhouse
Little Village Elementary School Modular
Mary Lyon Elementary School Modular
Nathan Hale Elementary School Linked Annex
Thomas J. Higgins Community Academy Renovation
William Jones College Preparatory High School
William P. Gray Elementary School Modular

2014

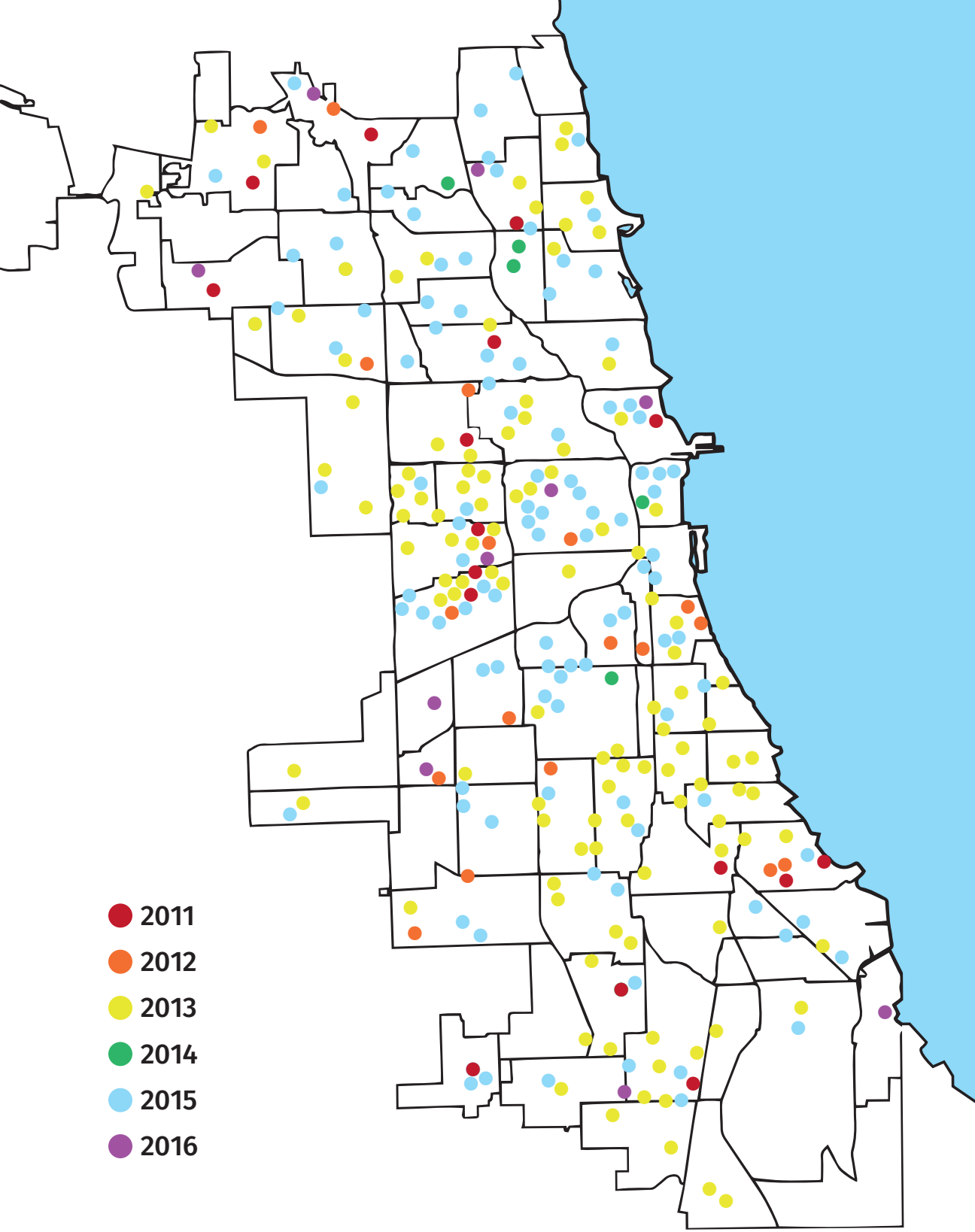
Albany Park Branch Library
Alexander Graham Bell Elementary School Addition
John C. Coonley Elementary School Addition
Stock Yards National Bank Building Stabilization
William Jones College Preparatory High School Renovation

2015

Abraham Lincoln Elementary School Annex
Chicago Children's Advocacy Center Addition
Chicago Public Library YOUmedia Renovations (3 CPL libraries)
Chicago Public Schools Air Conditioning Program (35 CPS schools)
Chicago Vocational Career Academy Renovation
Chinatown Branch Library
Dunne Technology Academy Modernization
Enrico Tonti Elementary School Modular
Lindblom Math & Science Academy Parking Lot
Mt. Greenwood Elementary School Modular
Oriole Park Elementary School Annex
Retrofit One (60 public buildings)
Turf Field at National Teachers Academy
Wildwood World Magnet School Annex
Woodson Regional Library Interior Renovation

2016

Arthur E. Canty Elementary School Annex
Chicago Public Library Early Learning Educational Investments (2 CPL libraries)
Malcolm X College Demolition Project
Minnie Mars Jamieson Elementary School Annex
Richard Edwards IB - Fine & Performing Arts Dual Language School Annex
Robert J. Richardson Middle School
Southeast Area Elementary School
Walter Payton College Preparatory High School Annex
Wildwood World Magnet School: Faculty Room Renovation & Intercom Repair


2011
2012
2013
2014
2015
2016

PUBLIC BUILDING COMMISSION
RICHARD J. DALEY CENTER
50 WEST WASHINGTON STREET
ROOM 200
CHICAGO, ILLINOIS 60602
pbcchicago.com

Photography courtesy of the Public Building Commission,
the City of Chicago and James Steinkamp Photography
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