



PUBLIC BUILDING COMMISSION MID YEAR REPORT 2 0 1 1



Mayor Rahm Emanuel,
Chairman

Erin Lavin Cabonargi,
Executive Director



2011 OPENING SCHEDULE

14 projects opened in 2011, as follows:

- *Adam Clayton Powell, Jr. Paideia Academy*
(Dedicated: April 8, 2011)
- *South Shore International College Prep High School*
(Dedicated: May 12, 2011)
- *Greater Grand Crossing Branch Library*
(Dedicated: April 23, 2011)
- *Dunning Area Branch Library*
(Dedicated: May 6, 2011)
- *Richard M. Daley Branch Library*
(Dedicated: July 28, 2011)
- *Garvy Elementary School Addition*
- *Sauganash Elementary School Addition*
- *Collins High School Renovation*
- *The Ogden International School of Chicago*
- *Gwendolyn Brooks College Preparatory Academy Additions*
- *Mt. Greenwood Elementary School Linked Annex*
- *Little Village Branch Library*
- *Engine Company 109*
- *Haas Park Fieldhouse*

ENVIRONMENTAL SUSTAINABILITY SUMMARY

LEED

The PBC has 38 projects registered with the USGBC:

- 21 Public Schools
- 2 Fire Houses
- 2 Police District Stations
- 4 Branch Libraries
- 6 Park Fieldhouses
- 3 other unique projects

32 projects have already achieved LEED certification.

FEATURE PROJECT

Richard J. Daley Center Utility & Operating Costs Reduced Through Energy Performance Contract

The Daley Center's Energy Performance Contract is guaranteed to provide an average energy, gas and operational savings of over \$600,000 annually over a 15 year period. The energy conservation measures implemented at the Daley Center include: lighting upgrades, new boiler controls, chiller renovation and modifications and HVAC upgrades.

The Daley Center project is majority funded by a Tax Exempt Lease Purchase Agreement between the Public Building Commission and Green Campus Corp in the amount of approximately \$6 million with a fifteen year term. The guaranteed savings is used to underwrite and obtain private financing so that no taxpayer funding is required to be invested in these energy conservation measures. Additional capital was invested to upgrade plumbing fixtures to meet water conservation and accessibility goals. Further, a grant of more than \$330,000 was received from the State of Illinois Department of Commerce & Economic Opportunity to offset the cost of energy conservation measures.

The Daley Center project, now complete, serves as a successful model to be replicated on a larger scale, with greater potential savings, in numerous City, Chicago Public Schools, and other sister agencies facilities.

Through a cooperative effort, the Public Building Commission and its sister agencies have introduced a Multi-Agency Guaranteed Energy Performance Contracting Services (MAGEPC) program.

A Request for Qualifications and Proposals for Energy Service Companies was released on July 13, 2011. The ESCOs, once selected, will perform investment grade audits of various government buildings located throughout Chicago that will be retrofitted to garner significant energy, gas and operational savings. For more information on this or any PBC procurement, go to www.pbcchicago.com.

2011 MID YEAR REPORT

EXECUTIVE SUMMARY

The PBC presented the Quarterly Staff Report, for the second quarter of 2011, to the Board of Commissioners at its monthly board meeting on August 9, 2011. The report highlights the PBC's accomplishments through the second quarter of 2011. The PBC reported continued success with 21 projects in construction, 9 projects in design and another 18 in planning.

The Public Building Commission also had great success with the implementation of energy conservation measures at the Richard J. Daley Center. Please see the "Feature Project" section of this mailer for details.

Project highlights for 2011 include the completion of six school projects on time for the 2011-2012 school year. The Ogden International School of Chicago, funded through the Modern Schools Across Chicago program, is a new elementary school on the city's near north side. Other projects include Gwendolyn Brooks College Preparatory Academy Additions, Sauganash Elementary School Addition, Garvy Elementary School Addition, Mt. Greenwood Elementary School Linked Annex and Collins High School Renovation.

The PBC also completed and dedicated the new Richard M. Daley Library in the Humboldt Park Community.

The PBC manages a capital program with more than \$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 7.51%, representing a variance of \$153 million under the original undertaking budget.

To date in 2011, over \$115 million of construction work has been bid and awarded by the PBC, including six contracts for General Construction (GC) projects valued at \$94.5 million, task orders for Job Order Contracting (JOC) contracts valued at \$5.4 million, task orders for special projects valued at \$9.8 million and trade packages for one CM at Risk contract valued at \$5.7 million. The minority-owned business (MBE) commitment on the work awarded was 27.98%, or \$32.3 million. The women-owned business (WBE) commitment for this work was 5.26%, or \$6 million.

Through the second quarter of 2011, the PBC has completed three construction projects and two task orders

for job order contracts for a total value of over \$15 million. As paid to date, these projects have achieved actual M/WBE participation of 38.49%, or almost \$5.4 million to minority- and women-owned business enterprises.

The PBC made 43 awards to pre-qualified Specialty Consultants for surveying, commissioning, environmental consulting and construction materials testing. Of the total value, 44% of the dollars were awarded to MBE firms and 23% to WBE firms. 91% of the awards were made to local firms.

Program-wide change order statistics reflect a well-managed project development process. As anticipated, the institution of separate phases for demolition and site preparation has significantly reduced delays and change orders during vertical construction. The Q2 2011 Quarterly Staff Report illustrates that change orders for construction reflect an average change order percentage of 2.3%. This is well below the industry standard change order percentage of 3-5% for similar construction work. Further, the document reports comprehensive indirect costs averaging 12.6%, well below the industry standard of 25%.

The PBC continues to lead the industry with its promotion of environmentally sustainable development practices. And to date, the PBC has registered 70 projects under the LEED program (Leadership in Energy and Environmental Design), promulgated by the United States Green Building Council. Of those previously registered, 32 PBC projects have already achieved certification. Chicago has more municipally-owned LEED certified facilities than any other city in the nation. PBC Chairman Rahm Emanuel, has committed to doubling this value within four years.

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 on our success. Our Second Quarter 2011 figures reflect a strong project delivery approach and a strong commitment to diversity and capacity building. We expect the rest of 2011 to continue the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

***A full copy of the Second Quarter Staff Report is available at pbchicago.com**

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:

- *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.*
- *Listings of all official actions taken by the PBC Board of Commissioners.*
- *The PBC’s annual report and financial statement, available to download.*

To register, go to **www.pbcchicago.com**

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50 W. Washington St., Room 200
312.744.3090 • e-mail: pbcc@pbccchicago.com