



# PUBLIC BUILDING COMMISSION MID YEAR REPORT 2 0 1 2



Mayor Rahm Emanuel,  
Chairman

Erin Lavin Cabonargi,  
Executive Director



# 2012 COMPLETION SCHEDULE

17 projects scheduled for completion in 2012, as follows:

- *12th District Police Station*
- *31st St. Harbor*
- *Air Force Academy Renovation*
- *Ortiz de Dominguez Elementary School Artificial Turf*
- *Douglas Park Artificial Turf*
- *Edgebrook Elementary School Addition*
- *Engine Company 16*
- *Charles R. Henderson Elementary School Renovation*
- *Humboldt Park Library Addition & Renovation*
- *Henry D. Lloyd Elementary School Artificial Turf*
- *Michael Reese Hospital Demolition*
- *Peck Elementary School Renovation*
- *Brighton Park II Middle School*
- *South Shore High School Demolition*
- *Southwest Area High School*
- *Ramova Theater Stabilization*
- *Rosenblum Park Redevelopment*

## ENVIRONMENTAL SUSTAINABILITY SUMMARY

# LEED

43 PBC projects have achieved LEED certification:

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

30 additional projects are registered with the USGBC.

# FEATURE PROJECT

## Southwest Area High School



The new Southwest Area High School, is designed to serve 1,200 students from 9th grade through 12th grade on the City's southwest side. The school will be complete and open in Fall 2012.

Announced February 28, 2012 by our Chairman, Mayor Rahm Emanuel, the new high school will be offering STEM education programming, focusing on technology and career readiness while earning college credit. The goal is to graduate within six years with an Associate of Science degree in Computer Science or an Associate in Applied Science in Information Technology.

The new, three-story, 200,000-square-foot high school features steel frame and masonry construction and will include 22 standard academic classrooms, 6 science labs, 2 visual arts classrooms, 2 performing arts classrooms, 2 distance learning labs (video teleconference), scene shop, dressing room & green room, college resource center, library/media resource center, gymnasium (two station), natatorium with 6 lane pool, fitness/weight room in addition to kitchen and administrative spaces.

To facilitate STEM based learning opportunities additional programming will be offered in specialized spaces, including 1 networking lab, 2 database labs, 1 collaborative lab, 1 gaming lab and 3 computer labs.

Exterior amenities include an outdoor reading garden, parking lot, entry plaza and numerous outdoor athletic amenities. The amenities include combination soccer & football field with bleachers, a baseball diamond, soft-ball diamond, track & field venues and 5 tennis courts.

# 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 success. Our Mid-Year 2012 accomplishments reflect a strong project delivery approach as well as strong economic sustainability and environmental sustainability programs. In 2012, the PBC continues the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

This has been an exceptional year so far for the PBC --16 awards for excellence in project and program development have been awarded to the PBC in the first half of 2012 alone. These awards represent external validation of the PBC's approach to developing and implementing best practices.

The PBC is on track to complete 17 projects in 2012. Most noteworthy is the completion of the new 31<sup>st</sup> Street Harbor on the city's south lakefront. The 31<sup>st</sup> Street Harbor includes a 2,700-foot-long breakwater, approximately 1,000 new boat slips, harbor services building with public amenities (concessions, showers, laundry, restrooms), community room with private restroom, harbor master's office, parking garage and other parking improvements, a reconfigured roadway to improve access, and the renovation of four acres of existing park land to accommodate improved access as well as a new playground, promenade, open lawn areas and terraced steps.

## Cost Performance and Effectiveness

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 8.32%, representing a variance of \$182 million under the original undertaking budget.

The approved change order % for all categories of projects in development since 2011 is 1.8%. These rates are below the industry standard change order percentage for new municipal and educational construction work at 3-5%.

The PBC's total Indirect Costs average 15.91% of construction costs. The PBC's Indirect Costs are particularly cost effective on large scale projects and programs, averaging 11.73% of construction costs on projects where construction is \$50M or higher. This is consistently below the industry average of 25% of total project costs.

## Job Creation

As good stewards of the public fund, the PBC focuses on economic sustainability in project and program development. The construction of the projects completed in 2012 has created approximately 1,200 Full-Time Equivalent (FTE) jobs (construction and professional services), and to date more than 6,500 individuals have been employed in construction alone on the 17 projects that will be completed in 2012.

## M/WBE Commitments in 2012-on Awarded Work

Nearly \$53 million of new construction work was bid and awarded by the PBC to date in 2012. The minority-owned business (MBE) commitment on the total construction work awarded to date is 23.07%, or \$12.2 million, and the women-owned business (WBE) commitment for this work is 5.27%, or \$2.7 million.

Professional consulting services for two new projects were awarded for a total value of \$315,354 during the year. The MBE commitment for these services is 25.56%, or \$80,000, and the WBE commitment for this work is 28.56%, or \$90,000.

## M/WBE Compliance-Actuals Paid to Date

In the first half of 2012, two projects reached completion which have a total contract value of \$28.5 million. Of the more than \$22 million paid to date, these projects have achieved MBE participation of 25.12%, or approximately \$5.5 million, and WBE participation of 5.09%, or approximately \$1.1 million.

Professional consulting services for one project completed in the first half of 2012 represents a total value of \$2.7 million. As paid to date, these services have achieved MBE participation of 59.17%, or \$1.4 million, and WBE participation of 12.66%, or \$303,000.

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 Quarterly 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.



PBC Chairman



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)**

## **BOARD OF COMMISSIONERS**

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