



PUBLIC BUILDING COMMISSION YEAR END REPORT 2 0 1 2



Mayor Rahm Emanuel,
Chairman

Erin Lavin Cabonargi,
Executive Director



2012 COMPLETION SCHEDULE

FEATURE PROJECT

19 projects completed in 2012, as follows:

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

ENVIRONMENTAL SUSTAINABILITY SUMMARY

LEED

49 PBC projects have achieved LEED certification:

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

29 additional projects are registered with the USGBC.

Engine Company 16



This new 20,063-square-foot Engine Company 16 firehouse features load bearing masonry with exterior brick finish and has been designed to last 100 years, constructed of durable materials that will stand the test of time and the impact of being a 24-hour facility. The facility also includes:

- 3-bay Apparatus Bay, Equipped to House Multiple Emergency Response Vehicles (5 vehicles in total)
- Circular apron to facilitate quicker response time and reset for the next response
- Dedicated administrative space for the EMS Field Divisions South Offices
- Haz-Mat Unit Operation
- Hose Tower
- Watch Tower
- Quarters for Officers
- Sleeping Quarters for 16 Firefighters and Paramedics
- Staff Training/Educational Room
- Physical Fitness Room
- Full Service Kitchen and Dining Room
- Locker Rooms
- Communications Tower
- Parking

The new home Engine Company 16 was funded in part by a Fire Station Construction Grants derived from the American Recovery and Reinvestment Act of 2009. The Chicago Fire Department received \$4.8 million toward the construction of Engine 16, which was one of the largest dollar amounts awarded to a single fire department.

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 Year End 2012 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.

2012 was an exceptional year for the PBC – more than 20 awards for excellence in project and program development have been awarded to the PBC during 2012, including the Engineering News Record Best Project of the Year Award for the new 31st Street Harbor. These awards represent external validation of the PBC's approach to developing and implementing best practices.

The PBC completed 19 projects in 2012, including numerous municipal projects like the new 12th District Police Station on the Near West side of Chicago, the 31st Street Harbor on the city's south lakefront and the new Engine Company 16 in the Bronzeville Community, which received \$4.8 million towards construction from the American Recovery and Reinvestment Act of 2009. Additionally, Douglas Park Artificial Turf and Rosenblum Park Redevelopment projects were developed on behalf of and to benefit both the Chicago Park District and Chicago Public Schools.

Also noteworthy are education projects including two new schools, one addition, two linked annexes and three renovations. The new Sarah E. Goode STEM Academy, the new James Shields Middle School, the new Edgebrook Elementary School Addition and the Air Force Academy Renovation were completed for the fall school year. The Peck Elementary School Renovation, Charles R. Henderson Elementary School Renovation, William J. Onahan Elementary School Linked Annex and the Durkin Park Elementary School Linked Annex were completed on time by year end 2012.

Cost Performance and Effectiveness

The PBC manages a capital program with more than \$2.2 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 8.17%, representing a variance of \$184 million under the original undertaking budget. A limited number of budget revisions have been authorized due to changes in project scope. Including these revisions, projects are under budget by 8.60%, representing a variance of \$195MM under the revised undertaking budgets.

Approved change orders for construction projects represent 2.8% of \$583.6 million. 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 16.26% of construction costs. 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 1,437

Full-Time Equivalent (FTE) jobs for both construction and professional services, and to date more than 8,700 individuals have been employed in construction alone on the 19 projects were completed in 2012.

M/WBE Commitments on Project Work Awarded in 2012

New construction work for eight GC contracts, six JOC work orders, two Special Projects and one design-build project were awarded by the PBC in 2012. The awards are valued at \$77.14 million. The minority-owned business (MBE) commitment on the total construction work awarded to date is 25.42%, or \$19.6 million, and the women-owned business (WBE) commitment for this work is 5.71%, or \$4.4 million.

Professional consulting services for nine new projects were awarded for a total value of more than \$6.01 million during the year. The MBE commitment for these services is 40.84%, or \$2.5 million, and the WBE commitment for this work is 16.81%, or more than \$1.01 million.

M/WBE Compliance on Project Work Completed in 2012-Actuals Paid-to-Date

In 2012, 19 projects reached completion, which have a total construction contract value of \$286.8 million. Of the more than \$251.5 million paid to date, these projects have achieved MBE participation of 27.49%, or approximately \$69.14 million, and WBE participation of 5.62%, or approximately \$14.14 million.

Professional consulting services for the 19 projects completed in 2012 represents a total value of \$29.9 million. As paid to date, these services have achieved MBE participation of 46.42%, or \$11.3 million, and WBE participation of 11.41%, or \$2.7 million.

M/WBE Compliance on Professional Administrative Consulting Services

The PBC also tracks compliance on program-wide administrative professional consulting services. These professional services are not project specific and include but are not limited to: inspector general fees, legal counsel, insurance brokerage services, real estate management and computer services. As of Q4 2012, these services have achieved MBE participation of 46% or \$10.45 million and WBE participation of 5% or \$1.19 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. 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**

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