



PUBLIC BUILDING COMMISSION  
MID YEAR REPORT  
2 0 1 3



Mayor Rahm Emanuel,  
Chairman

Erin Lavin Cabonargi,  
Executive Director



# 2013 COMPLETION SCHEDULE

15 projects scheduled for completion in 2013, as follows:

- *Adlai E. Stevenson Elementary School Linked Annex*
- *Edgewater Branch Library*
- *Back of the Yards College Preparatory High School & Branch Library*
- *William Jones College Preparatory High School (New Construction)*
- *William Jones College Preparatory High School (Interior and Exterior Renovation)*
- *Thomas J. Higgins Community Academy Roof Replacement and Exterior Renovation*
- *Lake View High School Renovation*
- *Ping Tom Memorial Park Fieldhouse*
- *William P. Gray Elementary School Kindergarten Modular*
- *Enrico Tonti Elementary School Kindergarten Modular*
- *Mary Lyon Elementary School Kindergarten Modular*
- *Everett McKinley Dirksen Elementary School Modular*
- *Josephine C. Locke Elementary School Kindergarten Modular*
- *Little Village Elementary School Modular*
- *CPS School Investment Program (98 Schools)*

## LEED ENVIRONMENTAL SUSTAINABILITY SUMMARY

57 PBC projects have achieved LEED certification:

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

21 additional projects are registered with the USGBC.

# FEATURE PROJECT

## Back of the Yards Campus— CPS College Preparatory High School & CPL Branch Library



Located on the city's southwest side, the new Back of the Yards Campus will open a college preparatory high school for the 2013-2014 school year with space to serve 1,200 students. The new high school will offer a "wall-to-wall" International Baccalaureate Program (IB). The 212,285-square-foot facility is three floors, plus lower level, comprised of steel frame and masonry construction.

As part of the campus, Chicago Public Library will also open a full-service public library branch to serve the community. The branch will also offer teen-focused collections and digital learning and community services. The new branch features adult, teen and children collections and reading areas, teen media lab, community room, 25 computers and reading garden.

The school includes 26 standard academic classrooms, 5 computer labs, 6 science labs, 2 visual arts classrooms, 2 performing arts classrooms, college resource center in addition to administrative spaces and building systems. The athletic wing includes a gymnasium, natatorium with 6 lane pool, multi-purpose room/athletic studio, weight room and locker rooms, auditorium functions, scene shop, dressing rooms and green room.

Exterior amenities for the campus include combination soccer and football field with bleachers, softball diamond, tennis courts, parking lot, entry plaza and an outdoor reading garden.

By working together, CPS and CPL can maximize their resources to meet the needs of students and community residents. The campus has been designed so that independent access can be granted to the library and athletic amenities when school is not in session.

The campus has been designed to be high-tech with both wired and wireless internet access, sustainably designed to achieve LEED Silver Certification and fully accessible to people with disabilities.

# 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 2013 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.

We are on track for another exceptional year in 2013 – 13 awards for excellence in project and program development have been awarded to the PBC so far this year, including both the Chicago Building Congress 2013 Merit Award and the Urban Land Institute 2013 Vision Award. These awards represent external validation of the PBC's approach to developing and implementing best practices.

The PBC will complete 15 projects in 2013, including to the 2013 CPS School Investment Program. In March 2013, the PBC was engaged to provide project delivery services for the 2013 School Investment Program on behalf of the Chicago Public Schools. The scope of work includes renovations and upgrades for nearly 100 schools to provide CPS students with access to school environments that are welcoming. Further, to ready schools for the CPS full day kindergarten initiative, the PBC is completing modular projects for six schools throughout the City. Both the School Investment Program and the kindergarten modulars will be complete and ready to open before the start of school in August 2013.

Also noteworthy are three school projects opening for the fall school year, the new Back of the Yards Campus featuring a new CPS high school and a new CPL branch library and the new William Jones College Preparatory High School located in the heart of downtown, as well as the Lake View High School STEM renovation project.

Earlier this year, we were proud to open the Stevenson Elementary School Linked Annex and the new Edgewater Branch Library in the Edgewater Community on the city's north side, as well as numerous infrastructure projects City wide.

## Cost Performance and Effectiveness

The PBC manages a capital program with more than \$2.6 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 7.20%, representing a variance of \$187.8 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 7.58%, representing a variance of \$199MM under the revised undertaking budgets. Although projects are under budget, the PBC works closely with User Agency Staff throughout the development of a project to ensure that only the funds necessary to complete a project are raised.

Approved change orders for construction projects represent 3% of \$583.6 million. This rate is below the industry standard change order percentage for new municipal and educational construction work at 3-5%.

The PBC's total Indirect Costs average 16.48% of construction costs. This is consistently below the industry average of 25% of total project costs.

## M/WBE Commitments on Project Work Awarded in 2013

To date, new construction work for six GC contracts, six JOC work orders and one design-build project were awarded by the PBC in 2013. The awards are valued at \$61.08 million. The minority-owned business (MBE) commitment on the total construction work awarded to date is 25.84%, or \$15.78 million, and the women-owned business (WBE) commitment for this work is 6.85%, or \$4.18 million.

Professional consulting services for three construction projects were awarded for a total value of more than \$5.10 million to date this year. The MBE commitment for these services is 28.69%, or \$1.46 million, and the WBE commitment for this work is 22.92%, or more than \$1.17 million.

In Q2 2013, 13 task orders were issued against specialty consultant term contracts (surveying, commissioning, environmental categories A, B, and C, environmental renovation/demolition, geotechnical, traffic study, and construction inspection and material testing) valued at over \$1.11 million. The MBE commitment represents a total value of 13%, or more than \$140K, and the WBE commitment represents a total value of 27%, or more than \$296K.

## M/WBE Compliance on Project Work Completed in 2013-Actuals Paid-to-Date

This year to date, two construction projects reached completion, which have a total construction contract value of \$17.79 million. Of the more than \$16.47 million paid to date, these projects have achieved MBE participation of 52.80%, or approximately \$8.69 million, and WBE participation of 4.86%, or more than \$801K.

Professional consulting services for projects completed to date in 2013 represents a total value of \$2.18 million. As paid to date, these services have achieved MBE participation of 47.43%, or \$1.03 million, and WBE participation of 9.70%, or more than \$211K.

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 2013 Mid Year 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.

*Ralm Emanuel*  
PBC Chairman

*Chris*  
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**

Mayor Rahm Emanuel, Chairman

Byron T. Brazier  
Martin Cabrera, Jr.  
Thomas J. Kotel  
Toni Preckwinkle  
Arnold Randall

Samuel Wm. Sax  
Mariyana Spyropoulos  
Bryan Traubert  
David J. Vitale

50 W. Washington St., Room 200

312.744.3090 • e-mail: [psc@pscchicago.com](mailto:psc@pscchicago.com)

**Compliance Hotline: 888.686.8383 or [pscalertline.com](http://pscalertline.com)**

Follow Us:

