

# 2014

PUBLIC BUILDING COMMISSION

---

PROJECT OPENINGS



# Letter from the Chairman & Executive Director

The PBC marked another successful year in 2014, with a continued commitment to stewardship of the public fund through exemplary cost and schedule control. These measures allowed for consistent delivery of quality public facilities, either new or renovated, and significant infrastructure projects on time and under budget while also furthering a commitment to both environmental and economic sustainability. Providing 21<sup>st</sup> century learning environments for learners of all ages, the PBC successfully delivered two school additions at Bell and Coonley Elementary Schools, a new Albany Park Branch Library and the renovation of the existing Jones College Prep High School. The PBC also completed multiple infrastructure and technology projects, along with the stabilization of the landmark Stockyards Bank building.

## Cost Performance and Effectiveness

The PBC manages a multi-year capital program with more than \$2.8 billion in development authority on behalf of our clients. Projects included in the multi-year program are trending under budget by 10.53%, representing a variance of \$299 million under budget. For projects completed in 2014, including capital construction and infrastructure & technology programs, the PBC's total budget authority was \$89.7 million in project development costs. At year's end, completed projects are trending under budget by 11.31%, representing a variance of \$10.2 million under budget.

The approved change order percentage for recently completed projects and those currently in construction is 2.6%. This rate is below the industry standard change order percentage of 3-5% for new municipal and educational construction work. Further exceeding industry benchmarks, this low percentage of change orders includes renovation projects, which typically have a much higher change order percentage than new construction.

## Job Creation

PBC focuses on economic sustainability in project and program development. Economic sustainability efforts at the PBC seek to

increase M/WBE business participation but also focus on resident and community workforce participation. The construction of capital projects completed in 2014 created 168 full-time equivalent (FTE) jobs for both construction and professional services. These projects had a wider impact, however, as 1,430 individuals were employed in construction alone on the projects completed in 2014. The PBC commitment to community hiring continued in 2014 and ensured that residents of designated community areas surrounding PBC projects were provided opportunities to apply for employment. As part of its efforts to promote and sustain community hiring, the PBC conducted 23 outreach events and worked closely with elected officials, stakeholders and community partners to raise awareness of the community hiring program. In 2014, the PBC provided 75 minority students with work-based learning experience through an internship program funded by a grant from the State of Illinois' Department of Commerce and Economic Opportunity. The PBC anticipates that at least 90 students will ultimately be impacted by this PBC program through 2015.

## M/WBE Compliance on Project Work Completed in 2014

As good stewards of the public fund, the PBC focuses on economic sustainability in project and program development. The PBC is committed to economic sustainability and includes provisions for Minority- and Women-Owned Business (M/WBE) Participation and Workforce (Equal Employment Opportunity) goals in our contracts. M/WBE and EEO Commitments, as well as hiring goals, are reported to the Board at the time of contract award. The PBC tracks compliance throughout the life of a project on both construction and professional services contracts. In 2014, of the more than \$57.40 million paid to date on completed projects, these projects have achieved a combined M/WBE participation of 33.96%. MBE participation is comprised of 29.37% or approximately \$16.85 million, and WBE participation is comprised of 4.60% or approximately \$2.63 million.

## M/WBE Compliance on Professional Administrative Consulting Services in 2014

In addition to project-level professional services, the PBC also tracks compliance on program-wide professional administrative services. These professional services are not project specific and include but are not limited to: Financial Services, Information Technology, Insurance Broker Services, Legal/IG, Office Management, Payroll, Staffing, and Property Management. At year's end, of the more than \$10.48 million paid to date on professional administrative services contracts, a combined total of 51.21% M/WBE participation was achieved in 2014. MBE participation is comprised of 42.87% or approximately \$4.49 million, and WBE participation is comprised of 8.34% or \$874,780.

The PBC is proud to deliver these projects in a way that demonstrates excellent stewardship of the public fund. As Chairman, and on behalf of my fellow Commissioners and the PBC staff, we hope that you visit and utilize these public facilities that have helped to improve and strengthen our neighborhoods and will serve as true community anchors for generations to come. A full copy of the Year End Staff Report is available at [www.pbcchicago.com](http://www.pbcchicago.com).



  
Rahm Emanuel, Chicago Mayor  
PBC Chairman

  
Erin Lavin Cabonargi  
PBC Executive Director

# 2 0 1 4 P R O J E C T S

---

- *Albany Park Branch Library*
- *Alexander Graham Bell Elementary School Addition*
- *John C. Coonley Elementary School Addition*
- *William Jones College Preparatory High School Renovation*
- *Stockyards Bank Stabilization*
- *Technology and Infrastructure Projects*

# Albany Park Branch Library



The 16,600-square-foot Albany Park Branch Library offers patrons all of the amenities that a modern library should have. It is the first Chicago Public Library branch built with a specially designed interactive space for early learning and is among the first neighborhood branches to open a 1,200 square foot YOUmedia digital learning center for teens.



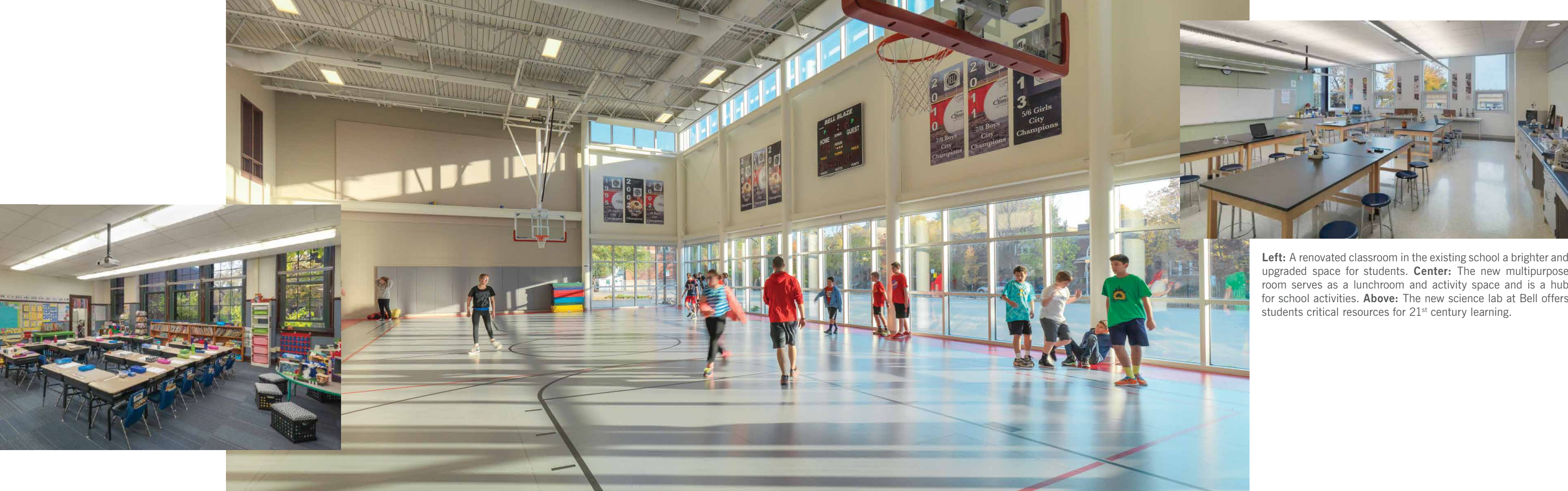


**Above:** The early learning space is a model for other library branches. **Center:** The spacious reading room features large floor-to-ceiling windows and an atrium-like clerestory that is lined with windows to provide an abundance of natural light. **Right:** The library offers space for patrons and library staff to work, including ample space for collaboration, access to computers and printers, and state-of-the-art digital 3D printers.

The 19,000-square-foot Alexander Graham Bell Elementary School Addition offers students a modern learning environment that includes a new science lab, music room and art room. The project exemplifies how the school modernization strategy invests in providing technology and resources to students so they can be prepared for college.



Alexander Graham Bell  
Elementary School Addition

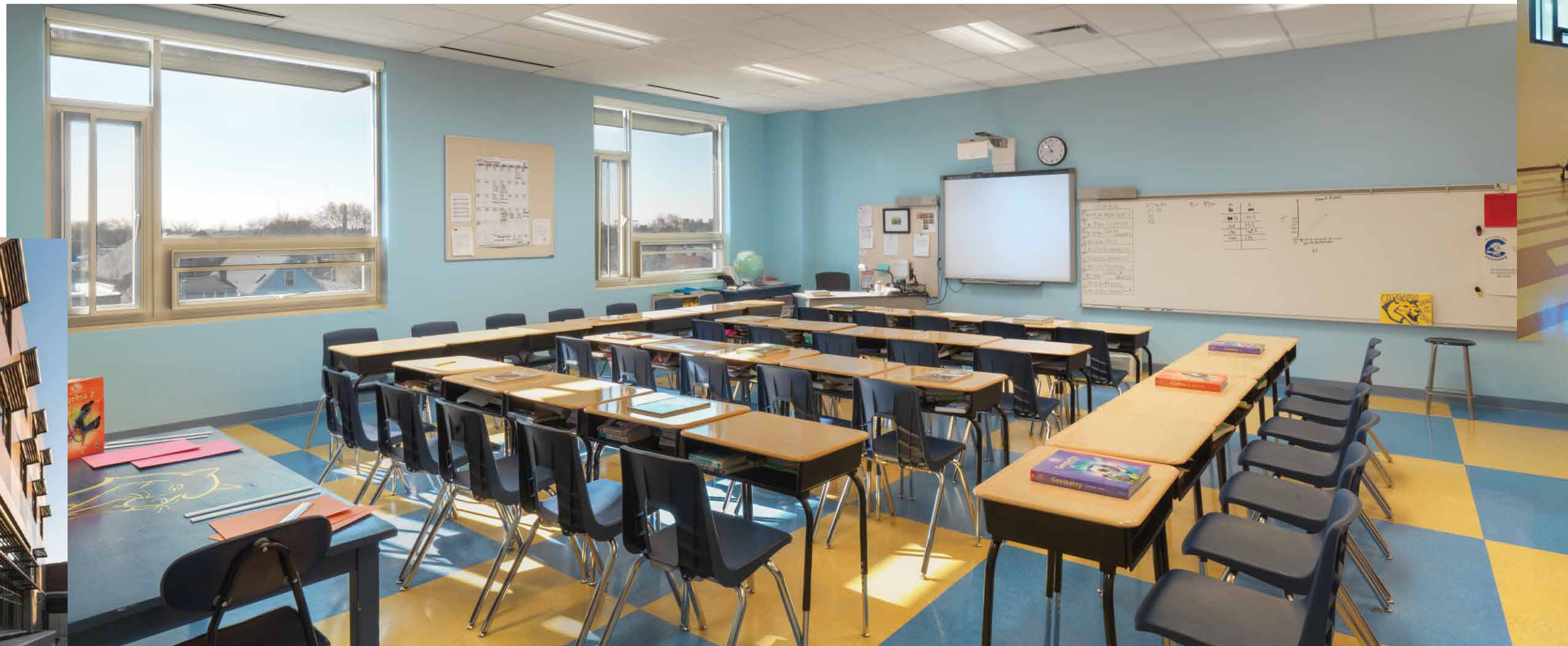


**Left:** A renovated classroom in the existing school a brighter and upgraded space for students. **Center:** The new multipurpose room serves as a lunchroom and activity space and is a hub for school activities. **Above:** The new science lab at Bell offers students critical resources for 21<sup>st</sup> century learning.

# John C. Coonley Elementary School Addition

The 35,000-square-foot John C. Coonley Elementary School Addition brought a modern, light-filled school building to a more-than-century-old school that was in need of more space, renovations and upgrades, seamlessly joining the two buildings to provide new and renovated learning spaces for students.





**Left:** Solar shades are used on the building's south façade to help with efficiency and energy savings. **Center:** The classrooms were designed with large windows to provide natural light and views of the outside. **Above:** The new multipurpose room offers the flexibility of serving as both a lunchroom and activity space.

The renovation of the original William Jones College Preparatory High School (below) included newly renovated classrooms, architectural improvements, mechanical upgrades and a covered glass walkway and canopy (right) that connect the existing Jones and new Jones building to the south. The project completed the larger Jones campus and will allow for an increased enrollment and offer students a wider variety of educational opportunities at this nationally-ranked school.



William Jones College Preparatory High School Renovation



**Above:** As part of the renovations, the cafeteria was improved. **Center:** A new fitness center was developed in the existing school building. **Right:** A pre-law lab with jury box and other courtroom-like features was created in the existing building and allows the school to offer students specialized classes.



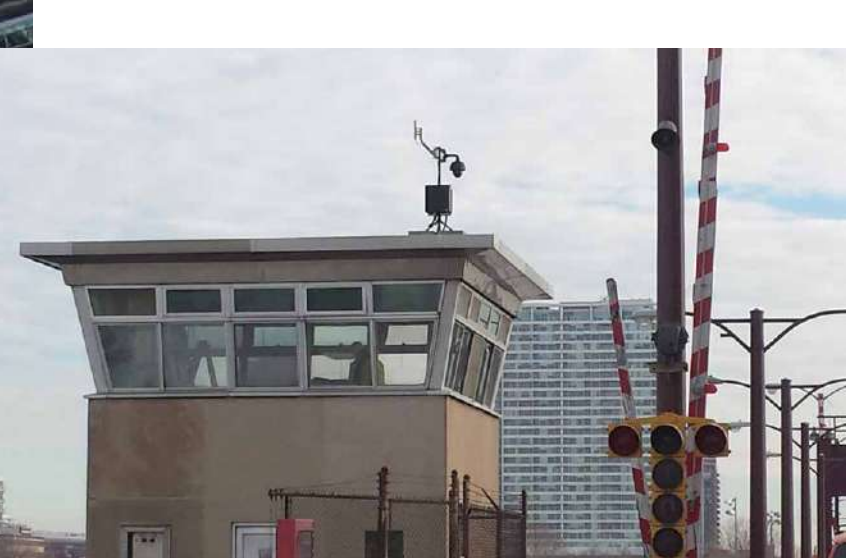
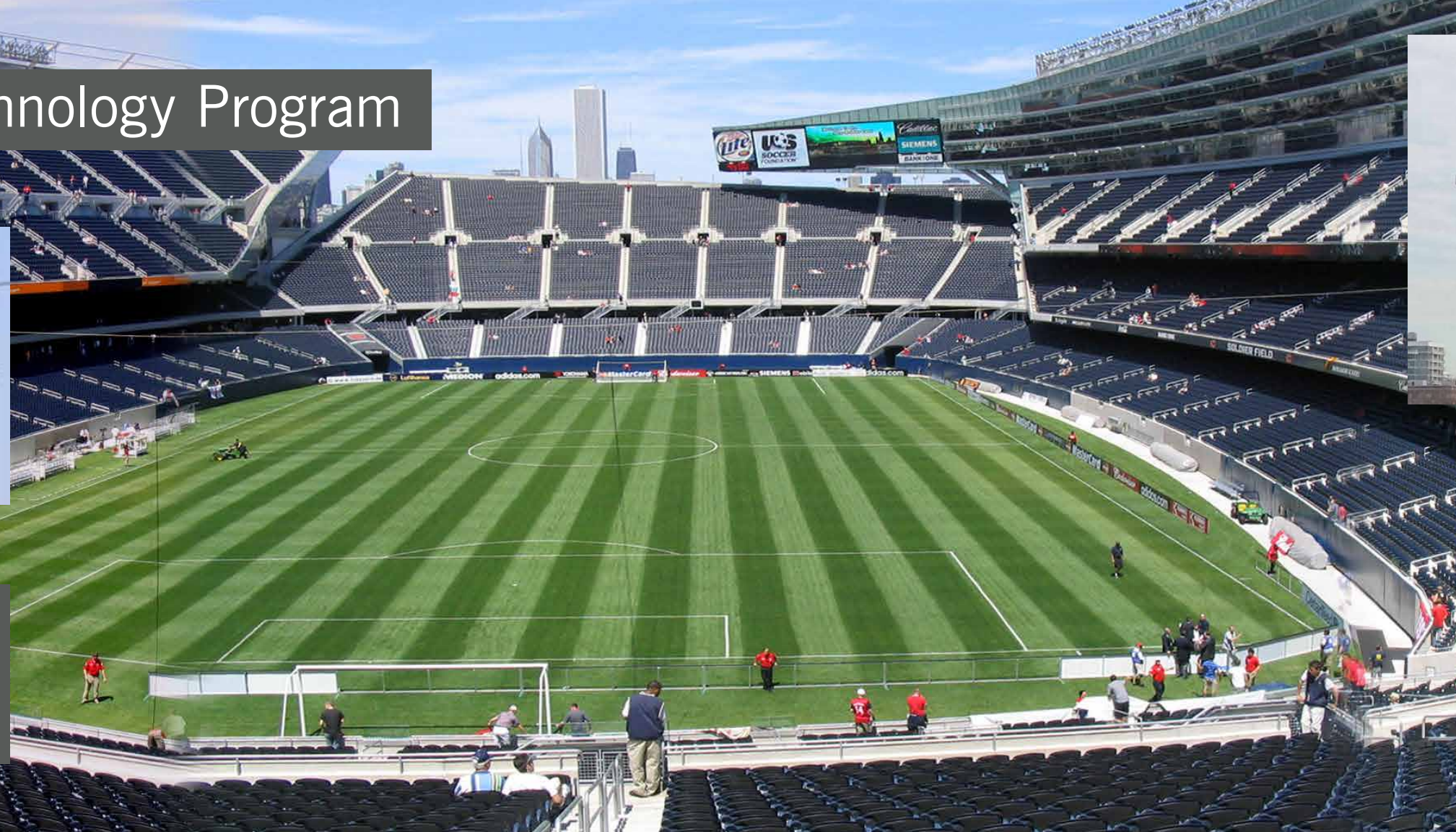
# Stockyards Bank Stabilization



The stabilization of the landmark Stockyards Bank Building helped to restore the 90-year-old structure which suffered from neglect and weather-related damage. The work included securing existing sections of deteriorated masonry and terra cotta and reducing water infiltration into the building. The building is now in better shape as the City of Chicago works to initiate redevelopment and reuse plans for the former bank.



# Infrastructure & Technology Program



The PBC completed a variety of infrastructure and technology projects for client agencies to help improve public safety and increase network capabilities and communications. The work included camera networks installed at key locations across the city and Cook County, such as Soldier Field (center), the Chicago Fire Department helicopter (above), and other sites (right).



PUBLIC BUILDING COMMISSION



## Mayor Rahm Emanuel, Chairman

Erin Lavin Cabonargi, Executive Director

### BOARD OF COMMISSIONERS

---

Byron T. Brazier	Arnold Randall
Martin Cabrera, Jr.	Samuel Wm. Sax
Thomas J. Kotel	Mariyana T. Spyropoulos
José Maldonado, Jr.	Bryan Traubert
Toni Preckwinkle	David J. Vitale

50 West Washington Street | Room 200  
Chicago, Illinois 60602  
312.744.3090 | [pbcchicago.com](http://pbcchicago.com)