



Public Building Commission of Chicago

6th Annual Contractor Outreach Program
December 2, 2011





PUBLIC BUILDING COMMISSION OF CHICAGO

6th Annual Contractor Outreach Program
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Welcome & Introduction

ERIN LAVIN CABONARGI,

Public Building Commission of Chicago

Executive Director



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Agenda

- PROGRAM OVERVIEW
—*Erin Lavin Cabonargi, Executive Director, PBC*
- PBC CONTRACT PROVISIONS THAT BENEFIT YOU
—*Paul Spieles, Chief Operating Officer, PBC*
- COMPLIANCE
—*Charles Kelly, Deputy Director of Administration, PBC*



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Program Overview

—*Erin Lavin Cabonargi, Executive Director, PBC*

- Program Statistics
- 2011 & 2012 Project Completions
- Upcoming Opportunities
- Environmental Sustainability
- Economic Sustainability
- Metrics & Reporting



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Program Statistics

- Since 2007, the PBC has been granted the authority to develop over \$2.1B in projects for its clients. These projects represent 4,170,000 square feet of building development. As of October 21, 2011, the PBC is trending \$179M, or 8.34% under the approved undertaking budgets for these projects.
- **Program Cost Status**
 - Our current program authority exceeds \$2.1 B in project development costs.
 - Under Budget by 8.34%, representing \$179 MM in projected surplus.
- **Active Projects Construction Change Order %**
 - The approved change order % for all categories is currently 2.4%. Including the potential change orders, the % for all categories is 3.2%. This falls below the industry standard change order percentage for new municipal and educational construction work of 3-5%.
 - Indirect to Direct Cost Percentage: The PBC's Indirect Costs average 12.6% of Total Project Costs, exclusive of land acquisition and related costs. This is consistently below the industry average of 25%.



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Project Completions: 2011

- Chicago Public Schools

- Adam Clayton Powell, Jr. Paideia Academy
- South Shore International College Prep High School
- Collins High School Renovation
- The Ogden International School of Chicago
- Gwendolyn Brooks College Preparatory Academy Additions
- Garvy Elementary School Addition
- Sauganash Elementary School Addition
- Mt. Greenwood Elementary School Linked Annex

- Chicago Public Library

- Dunning Area Branch Library
- Richard M. Daley Branch Library
- Greater Grand Crossing Branch Library
- Little Village Branch Library

- Chicago Fire Department

- Engine Company 109

- Chicago Park District

- Haas Park Fieldhouse



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Project Completions: 2012

- Chicago Public Schools
 - Brighton Park II Area Elementary School
 - Edgebrook Elementary School Addition
 - Southwest Area High School
 - Air Force Academy Renovation
 - Henderson Elementary School Renovation
 - Peck Elementary School Renovation
- Chicago Public Library
 - Humboldt Park Library Renovation & Addition
- Chicago Fire Department
 - Engine Company 16
- Chicago Police Department
 - 12th District Police Station
- Chicago Park District
 - 31st Street Harbor



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Upcoming Opportunities



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Multi-Agency Guaranteed Energy Performance Contracting Program

- In the first phase of the Multi Agency Guaranteed Energy Performance Contracting program up to 100 buildings would save between \$4 and \$5.7 million annually in energy costs once the energy conservation measures are in place
- Current participants include the City of Chicago and Chicago Public Schools
- 13 Proposals Received and 7 semi-finalists have been shortlisted.
- **Final 3 ESCO's will be assigned building groups in Spring 2012**



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Upcoming Bid Opportunities

Chicago Public Schools

- Air Force Academy Renovation (Phase III)
(13 Pre-Qualified General Contractors) Bid Opening: November 22, 2011
- Peck Elementary School Renovation
(12 Pre-Qualified General Contractors) Bid Opening: December 1, 2011
- Henderson Elementary School Renovation
(12 Pre-Qualified General Contractors) Bid Opening: December 6, 2011
- Onahan Elementary School Linked Annex
(12 Pre-Qualified General Contractors) Issue for Bid: November 29, 2011
- Stevenson Elementary School Linked Annex
(12 Pre-Qualified General Contractors) Issue for Bid: December 6, 2011
- Durkin Elementary School Linked Annex
(12 Pre-Qualified General Contractors) Issue for Bid: December 13, 2011
- Rosenblum Park Redevelopment Tentative Bid Date: TBD
- Lloyd Elementary School Artificial Turf Tentative Bid Date: TBD



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Upcoming Bid Opportunities

Chicago Public Library

- Humboldt Park Branch Library Renovation & Addition
(15 Pre-Qualified General Contractors)
- Edgewater Branch Library
(10 Pre-Qualified General Contractors)
- Albany Park Branch Library

Bid Opening: November 17, 2011

Issue for Bid: December 2011

Tentative Bid Date: TBD

Chicago Park District

- Douglas Park Artificial Turf
- Ping Tom Memorial Fieldhouse

Tentative Bid Date: TBD

Tentative Bid Date: TBD



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Recent Contract Awards



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Back of the Yards High School

- Vertical Construction
- General Contractor:
Sollitt/Brown & Momen JV
- February Award
- Fall 2013 Opening





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William Jones College Prep High School

Vertical Construction

- General Contractor:
Walsh Construction Co.





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Brighton Park II Area Elementary School

Vertical Construction

- General Contractor:
Sollitt Oakley JV
- November 2010 Award
- Fall 2012 Opening





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Edgebrook Elementary School Addition

- Vertical Construction
 - General Contractor:
Henry Bros. Company
 - March Award
 - Fall 2012 Opening





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Engine Company 16

- Vertical Construction
 - General Contractor:
F.H. Paschen, S.N. Nielsen & Associates
 - April Award
 - Summer 2012 Opening





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Air Force Academy Phase II Renovation

- Vertical Construction
 - General Contractor:
*F.H. Paschen, S.N. Nielsen
& Associates*
 - May Award
 - Phase Complete



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South Shore High School Demolition and Abatement

- Vertical Construction
 - General Contractor:
Omega Demolition
 - June Award
 - Phase Complete



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Metrics & Reporting

http://www.pbcchicago.com/pdf/RP_PBC_Q32011Quarterly_20110930.pdf



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QUARTERLY STAFF REPORTS

2011: THIRD QUARTER





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Environmental Sustainability

- The PBC has 35 projects registered with the USGBC
 - 20 Public Schools
 - 2 Firehouses
 - 1 Police District Stations
 - 5 Branch Libraries
 - 5 Park District Fieldhouses
 - 2 other Unique City Funded Projects
- 37 additional projects have achieved LEED certification
 - 11 Public Schools
 - 4 Firehouses
 - 4 Police District Station
 - 10 Branch Libraries
 - 3 Park District Facilities
 - 5 other Unique City Funded Projects
 - o 11 Certified Level Rated
 - o 11 Silver Level Rated
 - o 14 Gold Level Rated
 - o 1 Platinum Level Rated



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Economic Sustainability Programs

- Programs Include:
 - Bid incentives for the employment of apprentices
 - Bid incentives for the employment of minority and female workers
 - Contract provisions that require at least 50% of the labor force be residents of the City of Chicago.
 - Contract provisions with regard for community hiring, helping to employ those closest to the work at hand
 - Contract provisions that require minority- and women-owned business participation
 - Contract provisions that require Chicago General Contractors awarded PBC projects to subcontract at least 25% of the contract worth to Chicago subcontractors. General Contractors not located in Chicago must award at least 35% of the work to local subcontractors



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Economic Sustainability: 3rd Quarter: 2011 M/WBE Performance

- **M/WBE Construction Commitment through Q3**
 - **7 GC projects, 7 JOC projects, 2 Special projects & 4 Trade contracts**
 - **Total Value of Contracts Awarded: \$185,561,541.00**
 - Total MBE 26.99%
 - Total WBE 4.67%
- **M/WBE Construction Compliance through Q3**
 - **9 GC projects and 2 JOC projects reached completion**
 - **Total Value: \$102,224,489.22**
 - Total MBE 28.48%
 - Total WBE 8.30%



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PBC Contract Provisions that Benefit You

—*Paul Spieles, Chief Operating Officer, PBC*

- Procurement Program
- Ongoing Initiatives
 - Economic Sustainability Provisions
 - Prompt Payment
 - Local Subcontracting Requirements
 - Local Hiring Provisions



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Procurement Program

- Procurement Methods:
 - Small Purchases (less than \$25,000)
 - Invitation for Bids
 - Request for Proposals
 - Request for Qualifications
 - Request for Pricing
- Current Strategies:
 - PBC Alerts
 - PBC Website: Upcoming Bid Opportunities



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Accessing Bid Opportunities

www.pbcchicago.com

Newspaper Advertisements

- Access current solicitations
 - Upcoming Bid Opportunities
 - Instant notifications
 - PBC Alert
- Sun-Times



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Typical Procurement Opportunities

- Professional Services Consultants:
 - Architects and Engineers
- General Contractors
- JOC Contractors



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Economic Sustainability Provisions

- Expedited Payments
- PBC supports maximum participation by MBEs and WBEs in Construction and in Professional Services and all program phases – Planning, Design and Construction
- New provisions adopted in 2009 to foster Local Business participation
- Continued priority to providing Construction Job opportunities for City Residents and for Minority and Women in the Trades
- Expanded goals for Community Hiring



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Commitment to Economic Sustainability Programs

Innovation & Technology

- Web-based Technology to expedite:
- Outreach (PBC Website)
- Collaboration & Document Management (CW)
- Compliance Tracking & Certified Payroll (LCP Tracker & B2GNOW)

Expedited Payments

- GC Monthly Pay Applications: Are paid on average within 40 days
- Sub Payments: GC required by contract to pay Subs within 14 days
- Payments to GCs are posted at www.pbcchicago.com and in job trailer
- Early Retainage Release: 5% to 3% at 75% completion;
3% to 1% at substantial completion;
1% paid at close out
- GCs must release ALL Sub retainage when Sub's work is complete
- 100% pay for material stored off site.



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New Local Subcontracting Requirements

Local General Contractors must award 25% to subcontractors to Local Subcontractors

General Contractors that are not Local Businesses must award 35% to Local Subcontractors

“Local” contractors:

- own or lease a functioning business office and/or operations facilities the City;
- are registered and licensed to do business in the City;
- employ City residents;
- and are subject to City of Chicago taxes



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Changes to Local Hiring Provisions

- Community Hiring – Construction Jobs for residents of the community in which the project is located
- Community hiring now required on all PBC projects
- Community hiring goal increased from 5% to 7.5% of project labor



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Compliance

—*Charles Kelly, Deputy Director of Administration, PBC*

- MBE/WBE Participation
- LCP Tracker, B2GNOW
- Regular Outreach Meetings



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Business Diversity Goals

- Minimum Construction M/WBE Goals
 - MBE 24% of base bid
 - WBE 4% of base bid
- Minimum Professional Services M/WBE Goals
 - MBE 25% of fee proposal
 - WBE 5% of fee proposal



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Certification Requirements



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M/WBE Certifications

- City of Chicago
- State of Illinois – Central Management Services
- Cook County
- Chicago Minority Business Dev. Council
- Women Business Development Council
- Metropolitan Water Reclamation District



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LCP Tracker

- EEO:
 - Electronic submission of weekly certified payrolls via LCP Tracker
 - Certificate of Apprenticeship from U.S. Department of Labor, Bureau of Apprenticeship and Training
- Reporting:
 - EEO reports generated via LCP Tracker
- Enforcement mechanisms
 - Assessment of Liquidated Damages for EEO and City residency non-compliance
 - Responsible Vendor: EEO and City residency liquidated damages assessments reviewed



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City of Chicago Residency Program

- Requirement
 - The GC must employ 50% of the total work force using city residents.
 - Measured by total hours worked.



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Community Hiring Program

- GCs are:
 - Are required to provide 7.5% of the total labor hours using residents of the project's community, with 2.5% being new hires.



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B2G NOW

- M/WBE:
 - M/WBE Utilization Plan submitted with bid
 - Current Letters of Certifications
 - Schedule A: Contractor's Sworn Statements for Partial Payment and Partial Waivers of Lien
- Reporting:
 - M/WBE Commitment verses Actual Reporting
- Enforcement mechanisms
 - Responsible Vendor: M/WBE past performance reviewed



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Q & A