



# Public Building Commission of Chicago

Board Meeting  
May 14, 2013





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# Awards



# 2013 Good Neighbor Award for Sarah E. Goode STEM Academy

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# 2013 Good Neighbor Award for James Shields Middle School

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# 2013 Good Neighbor Award for 31<sup>st</sup> Street Harbor

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# Q1 2013 Staff Reports



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# Q1 2013 Staff Reports

1. **Letter from Executive Director & Executive Summary Report**  
The details included in the 2013 Q1 Staff Report are intended to communicate project status, analyze market trends and communicate performance metrics.
2. **Program Forecast Report**  
This report has been developed for distribution to the Board, clients and MBE/WBE Assistance Agencies as well as prospective bidders to share upcoming opportunities and milestones for projects in Planning, Design, and Construction.
3. **Market Conditions Report**  
This graphic illustrates comparative costs of like buildings, thereby tracking market trends.



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# Q1 2013 Staff Reports

## 4. Program Cost Status Report

As of March 29, 2013, current multi-year program authority exceeds \$2.3B in project development cost. Currently, projects are under budget by 7.88%, representing a variance of \$184.9MM under the original undertaking budgets. A limited number of budget revisions have been authorized due to changes in project scope. Including these revisions, projects are under budget by 8.30%, representing a variance of \$196MM under the revised undertaking budgets.

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.



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# Q1 2013 Staff Reports

## 5. Program Cost Effectiveness Report

Recognizing the need to be good stewards of the public fund, in addition to getting competitive construction bids and managing projects to approved budgets, additional areas of focus include managing change orders and indirect project costs:

### **Open Projects Construction Change Order Q1 2013 Report**

**The approved change order % for construction projects is 2.5%.** The projected change order % for all construction contracts is 4.7%, including potential change orders and those in process. These rates are **below the industry standard change order percentage** for new municipal and educational construction work at **3-5%**.

### **Indirect Costs as a Percentage of Construction Costs**

The PBC tracks all project costs throughout the life of a project, including all Indirect Costs, also known as “soft costs” (Planning, Environmental Testing & Consulting, Design, and Program and Project Management) and all Construction Costs, also known as “hard costs” (Demolition, Site Prep, Utility Relocation and General Construction).

The PBC’s Indirect Costs average **16.29%** of Construction costs. The PBC’s Indirect Costs are particularly cost effective on large scale projects and programs, averaging 12.33% of construction costs on projects where construction is \$50M or higher. **This is consistently below the industry average of 25%.**



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# Q1 2013 Staff Reports

## 6. Monthly Project Status Report

This report provides an individual detailed snapshot of every active PBC project.

## 7. Sustainable Development Q1 2013 Status Report

This report provides a detailed snapshot of the PBC's LEED certified projects and metrics. Through Q1 2013, the PBC has achieved LEED Certification on 53 municipally owned projects, with an additional 25 registered projects. The City of Chicago has more LEED certified municipally owned facilities than any other city in the nation.



# Q1 2013 Staff Reports

## 8. M/WBE Commitment Reports

### **M/WBE Construction Contract Commitment Report for Projects Awarded in 2013**

Through Q1 2013, three contracts for General Construction (GC) projects were awarded, work orders on nine Job Order Contract (JOC) were issued, work orders for one Special Project was issued, and one design-build contract was awarded in 2012. Below are the M/WBE Commitments at award:

| Type                 | Total Contract Value | MBE Commitment | MBE Value (At Award) | WBE Commitment | WBE Value (At Award) |
|----------------------|----------------------|----------------|----------------------|----------------|----------------------|
| General Construction | \$29,146,082.00      | 25.43%         | \$7,413,000.00       | 4.36%          | \$1,271,250.00       |
| JOC                  | \$1,803,143.96       | 18.15%         | \$327,206.00         | 19.53%         | \$352,115.97         |
| Special Projects     | \$303,060.00         | 14.67%         | \$44,450.00          | 0.00%          | \$0.00               |
| Design Build         | \$12,493,000.00      | 28.92%         | \$3,612,585.36       | 8.84%          | \$1,104,768.00       |
| Total                | \$43,745,285.96      | 26.05%         | \$11,397,241.36      | 6.24%          | \$2,728,133.97       |

### **M/WBE Professional Services Commitment Report for Projects Awarded in 2013**

*(AOR, Environmental Consultant-Category A, B, & C, Environmental Consultant-Reno & Demo, Traffic Study, Geotechnical Consultant, Commissioning Authority, Material Testing Service, Surveyor Service, Construction Signage and Comprehensive Printing Services)*

Through Q1 2013, professional consulting services on nine construction projects have been awarded. Below are the M/WBE Commitments at award:

| Type                  | Total Contract Value | MBE Commitment | MBE Value (At Award) | WBE Commitment | WBE Value (At Award) |
|-----------------------|----------------------|----------------|----------------------|----------------|----------------------|
| Professional Services | \$2,919,964.13       | 35.64%         | \$1,040,673.80       | 14.26%         | \$416,333.00         |



# Q1 2013 Staff Reports

## 9. M/WBE Compliance Reports

### M/WBE & EEO Construction Contract Compliance Report for Projects Completed in 2013

Through Q1 2013, one construction project was completed. One GC contracts was awarded on this project. Below is the M/WBE participation achieved on the project as of Q1 2013:

| Type                 | Total Contract Value | Total Paid to Date | MBE Participation Achieved | MBE Value Paid to Date | WBE Participation Achieved | WBE Value Paid to Date |
|----------------------|----------------------|--------------------|----------------------------|------------------------|----------------------------|------------------------|
| General Construction | \$10,179,000.00      | \$9,282,142.11     | 24.33%                     | \$2,258,145.63         | 5.11%                      | \$473,923.28           |

### M/WBE Professional Services Compliance Report for 2013 Professional Service Contract Awards

*(AOR, Environmental Consultant-Category A, B, & C, Environmental Consultant-Reno & Demo, Traffic Study, Geotechnical Consultant, Commissioning Authority, Material Testing Service, Surveyor Service, Construction Signage and Comprehensive Printing Services)*

| Type                  | Total Paid to Date | MBE Participation Achieved | MBE Value Paid to Date | WBE Participation Achieved | WBE Value Paid to Date |
|-----------------------|--------------------|----------------------------|------------------------|----------------------------|------------------------|
| Professional Services | \$1,006,534.41     | 75.25%                     | \$757,417.29           | 11.28%                     | \$113,570.64           |



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# Q1 2013 Staff Reports

## 10. Specialty Consultant Q1 2013 Award and Commitment Report

In the 1st quarter of 2013, twelve (12) task orders valuing \$295,170.19 were issued against the Specialty Consultant term contracts (Surveying, Commissioning, Environmental Categories A, B and C, Environmental Renovation / Demolition, Geotechnical, Traffic Study, and Construction Inspection and Material Testing.) Below are the M/WBE Commitments for these task orders at award:

| Type                        | Total Contract Value | MBE Commitment | MBE Value (at Award) | WBE Commitment | WBE Value (at Award) |
|-----------------------------|----------------------|----------------|----------------------|----------------|----------------------|
| Specialty Consultant Awards | \$295,170.19         | 35%            | 104,700.28           | 28%            | \$82,245.82          |





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# CPS 2013 School Investment Program



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# Preparing Schools

100 Facility Renovations in Program, including:

- 56 Welcoming Schools
- 10 Co-Locations
- 10 IB High School Programs
- 6 Turnarounds
- 18 School Reinvestments



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# CPS 2013 School Investment Program Program Statistics

- Excess of 2,100 classrooms to receive new or upgraded air conditioning
- Hundreds of classrooms will be painted
- 41 schools with food service upgrades
- 12 new elevators across 10 schools
- 16 new accessible lifts at auditorium stages
- 9 schools to receive International Baccalaureate science lab renovations
- 43 schools to receive a new or renovated computer lab totaling over 1,000 new computers to be installed
- 9 schools to receive new or renovated science labs
- 6 schools to receive a new or renovated art classroom
- 11 schools to receive a new or renovated engineering lab
- 11 schools to receive a new or renovated media lab
- 8 schools to receive a new or renovated library



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# CPS 2013 School Investment Program Procurement & Outreach Plan

- Numerous Outreach Events to Design & Construction Community Including:  
CBA, NOMA/E and Urban League
- Nearly 700 Attendees





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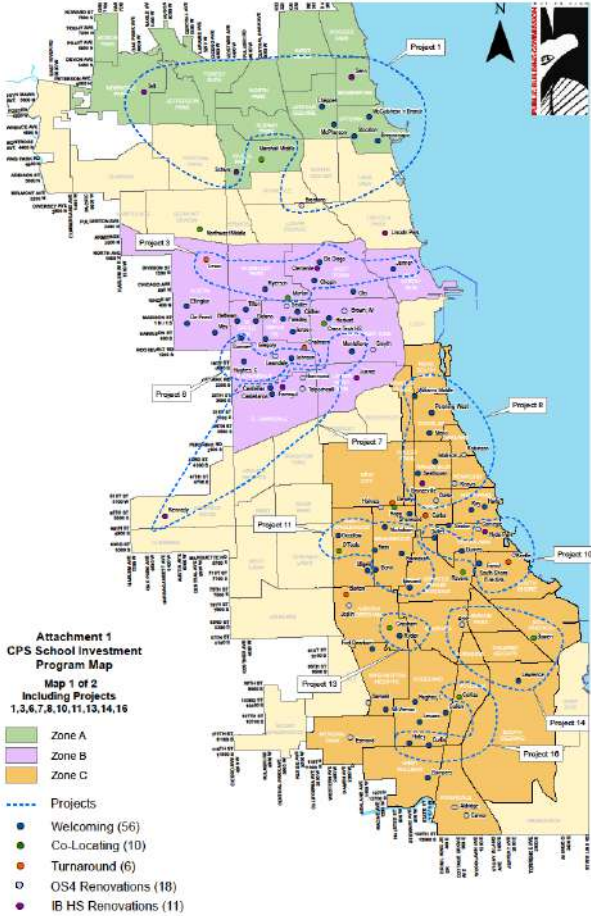
# CPS 2013 School Investment Program Workforce Intake Sessions (Job Fairs)

- May/June 2013  
Community Hiring Outreach – SOUTHSIDE  
Ray and Joan Kroc Corps Community Center 1250 West 119<sup>th</sup> Street
- May/June 2013  
Community Hiring Outreach – SOUTHSIDE  
Ray and Joan Kroc Corps Community Center 1250 West 119<sup>th</sup> Street
- May/June 2013  
Community Hiring Outreach –WESTSIDE  
Malcolm X College – 1900 West Van Buren Street
- May/June 2013  
Community Hiring Outreach – NORTHSIDE  
Truman College – 1145 West Wilson Avenue

## B. BOARD OF EDUCATION

B5. Consideration of approval of Design-Build Agreements for the 2013 School Investment Program for 100 school facilities that have been grouped into seventeen projects as follows;

- **Project #1:** IHC, KED, Inc.(MBE), Legat, Brook Architecture (M/WBE), Onyx (MBE)
- **Project #2:** Blinderman, FGM Architects, Brook Architecture (M/WBE), Nia Architect (MBE)
- **Project #3:** Henry Brothers, Fox & Fox, STR Partners (MBE), Solomon Cordwell Buenz
- **Project #4:** Paschen Milhouse JV (MBE), MoDE (MBE), FGM Architects
- **Project #5:** Tishman, BLDD, Altus Works (WBE), Louis Jones Enterprises/Jones Moore Construction & Consulting (MBE)
- **Project #6:** Paschen Milhouse JV (MBE), Ilekis Associates, SWWB Architecture, Wallin-Gomez (MBE)
- **Project #7:** KR Miller, KED, Inc, (MBE), BLDD, EC Purdy (M/WBE), Altus Works (WBE)
- **Project #8:** Gilbane, STR Partners (MBE)
- **Project #9:** Berglund, Transwestern, Louis Jones Enterprises/Jones Moore Construction & Consulting (MBE), KOO Associates (M/WBE), Pappageorge Haymes Architects, Forms + Funktion (M/WBE)





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## B. BOARD OF EDUCATION

B5. Consideration of approval of Design-Build Agreements for the 2013 School Investment Program for 100 school facilities that have been grouped into seventeen projects as follows;

- **Project #10:** Berglund, Transwestern, Louis Jones Enterprises/Jones Moore Construction & Consulting (MBE), Smith Harding JV (MBE), Forms + Funktion (M/WBE)
- **Project #11:** Wight, Urban Works (MBE)
- **Project #12:** Friedler, Penn Services-General Contractor (MBE), Holabird + Root, Nia Architects (MBE)
- **Project #13:** Wight, Rada (WBE)
- **Project #14:** KR Miller, KED, Inc, (MBE), BLDD, Koo & Associates (M/WBE), Doyle & Associates (WBE)
- **Project #15:** Old Veterans Construction (MBE), Kerry L. Young Development LLC (MBE), K2 Studio, Knight Engineers & Architects, STL (MBE), Altus Works (WBE), Onyx (MBE), Taylor Made (MBE)
- **Project #16:** Ujamma (MBE), DLR Group, Nia Architects (MBE)
- **Project #17:** All-Bry, Maureen Reagan Architects (WBE/BPED), Fox & Fox

