



Public Building Commission of Chicago

Board Meeting
November 12, 2013





Board Meeting
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Recent Events & Awards



Ping Tom Memorial Park Fieldhouse Opening October 14, 2013

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Ping Tom Memorial Park Fieldhouse



- Ping Tom Park Fieldhouse opened on schedule 10/14/13 and \$800k under the original undertaking budget.
- PBC was able to work with the design-builder and the Park District to save nearly \$800k from the original undertaking budget while adding the roof terrace as well as the furniture, fixtures and equipment to the project.
- To date the project has achieved a combined total of 40% M/WBE, representing nearly \$3,000,000 paid to date to M/WBE firms.
- An estimated 53 Full Time Equivalent (FTE) jobs were created, including 42 construction and 11 professional services jobs.



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American Institute of Architects, Chicago
2013 Design Excellence Award October 25, 2013
Distinguished Building Award, Citation of Merit
South Shore College Preparatory High School





South Shore College Preparatory High School & Rosenblum Park

Shared Use: Chicago Public Schools & Chicago Park District

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Public Building Commission of Chicago
Chicago Park District
Pinnacsa Engineers
Terra Engineering, LTD



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Urban Land Institute: Public Development and Infrastructure Council November 6, 2013





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Reports



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2013 Q3 Staff Reports





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Q3 2013 Staff Reports

1. **Letter from Executive Director & Executive Summary Report**
The details included in the 2013 Q3 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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Q3 2013 Staff Reports

4. Program Cost Status Report

As of September 30, 2013, current multi-year program authority exceeds \$2.6B in project development cost. Currently, projects are under budget by 7.16%, representing a variance of \$188MM 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 7.51%, representing a variance of \$198.3MM 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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Q3 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 Q3 2013 Report

The approved change order % for construction projects is 3.4%. The projected change order % for all construction contracts is 4.8%, including forecasted potential change orders and those in process for approval. These rates are **within 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 **16.21%** of Construction costs. The PBC’s Indirect Costs are particularly cost effective on large scale projects and programs, averaging 12.92% of construction costs on projects where construction is \$50M or higher. **This is consistently below the industry average of 25%.**



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Q3 2013 Staff Reports

6. **Monthly Project Status Report**

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

7. **Sustainable Development Q3 2013 Status Report**

This report provides a detailed snapshot of the PBC's LEED certified projects and metrics. Through Q3 2013, the PBC has achieved LEED Certification on 58 municipally owned projects, with an additional 20 registered projects. The City of Chicago has more LEED certified municipally owned facilities than any other city in the nation. Notably, in Q3 2013, the Sarah E. Goode STEM Academy achieved Platinum Certification.



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Q3 2013 Staff Reports

8. M/WBE Commitment Reports

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

Through Q3 2013, six contracts for General Construction (GC) were awarded and work orders on six Job Order Contract (JOC) were issued. Additionally, construction on one Design-Build contract began. Below are the M/WBE Commitments for these projects:

| Type | Total Contract Value | MBE Commitment | MBE Value (At Award) | WBE Commitment | WBE Value (At Award) |
|----------------------|------------------------|----------------|------------------------|----------------|-----------------------|
| General Construction | \$41,437,082.00 | 25.58% | \$10,599,235.00 | 4.47% | \$1,850,613.00 |
| JOC | \$5,366,590.58 | 29.34% | \$1,574,516.00 | 22.94% | \$1,231,188.00 |
| Design Build | \$12,493,000.00 | 28.92% | \$3,612,585.36 | 8.84% | \$1,104,768.00 |
| Total | \$59,296,672.58 | 26.62% | \$15,786,336.36 | 7.06% | \$4,186,569.00 |

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)

Professional Consulting Services were awarded on six General Construction (GC) contracts through Q3-2013. Below are the M/WBE Commitments at award for these Services:

| Type | Total Contract Value | MBE Commitment | MBE Value (At Award) | WBE Commitment | WBE Value (At Award) |
|------------------------------|-----------------------|----------------|-----------------------|----------------|-----------------------|
| Professional Services | \$5,223,368.38 | 30.06% | \$1,570,161.18 | 22.44% | \$1,172,254.01 |



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Q3 2013 Staff Reports

9. M/WBE Compliance Reports

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

Through Q3 2013, five projects achieved construction completion. Below is the M/WBE participation achieved on the construction contracts for these projects as of Q32013:

| 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 | \$174,107,440.00 | \$155,078,167.64 | 31.83% | \$49,360,033.49 | 9.82% | \$15,229,746.69 |

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)

Through Q3 2013, five projects achieved construction completion. Below is the M/WBE Participation Achieved on Professional Services awarded for these five projects.

| Type | Total Paid to Date | MBE Participation Achieved | MBE Value Paid to Date | WBE Participation Achieved | WBE Value Paid to Date |
|---------------------------------|--------------------|----------------------------|------------------------|----------------------------|------------------------|
| Professional Services (Project) | \$13,524,139.99 | 62.33% | \$8,249,097.15 | 7.57% | \$1,023,211.24 |



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Q2 2013 Staff Reports

10. Specialty Consultant Q3 2013 Award and Commitment Report

In the 3rd quarter of 2013, twenty-six (26) task orders valuing \$5,613,812.25 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 | \$5,613,812.25 | 40% | \$2,243,053.03 | 44% | \$2,465,143.37 |

