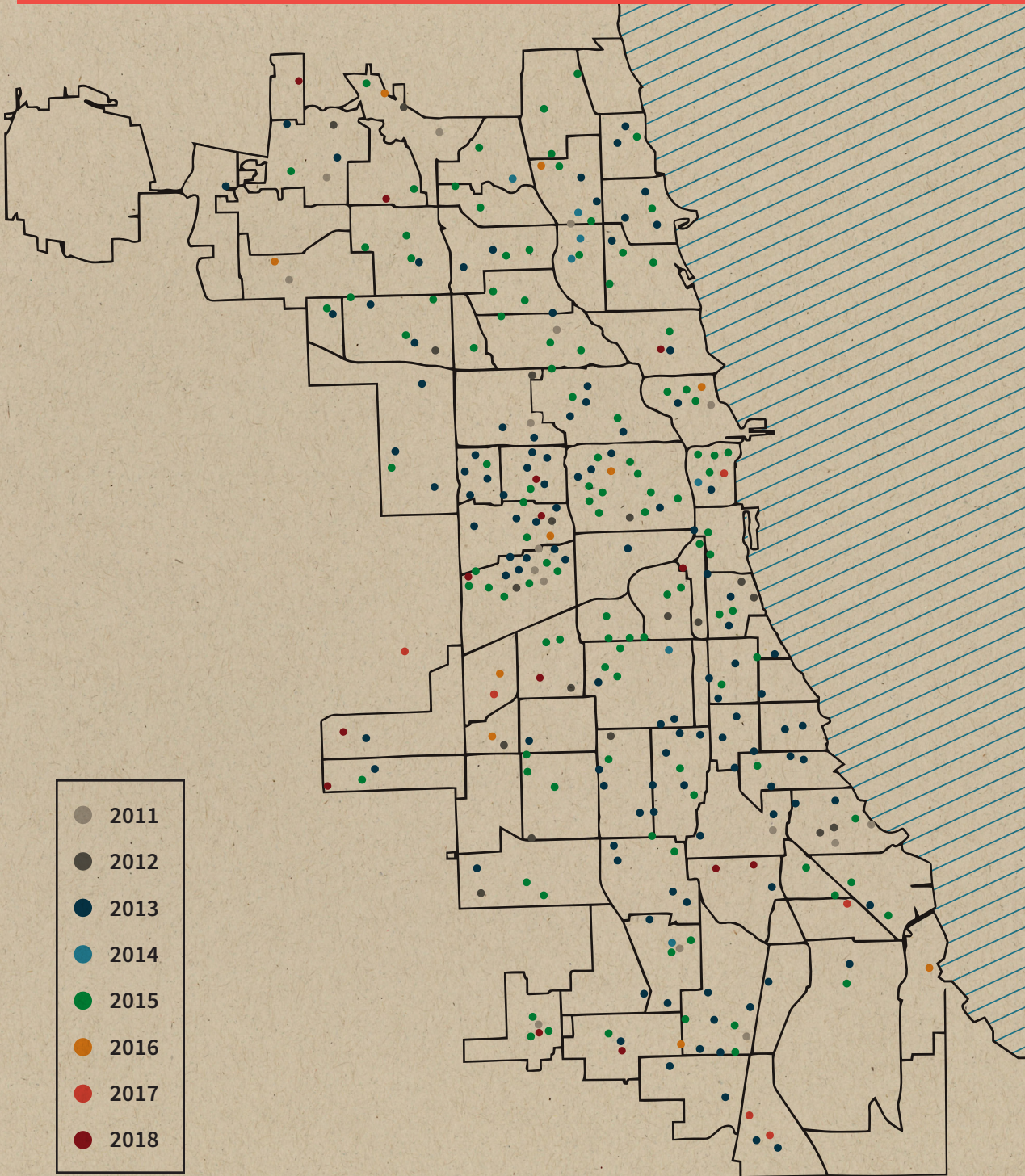


public building commission

2018
year
in
review



Completed PBC Projects: 2011-2018



2011

Brooks College Prep Academy Additions
Collins High School Renovation
Dunning Branch Library
Engine Company 109 Firehouse
Garvy Elementary School Addition
Greater Grand Crossing Branch Library
Haas Park Fieldhouse
Little Village Branch Library
Mt. Greenwood Elementary School Linked Annex
The Ogden International School of Chicago
Powell Academy
Richard M. Daley Branch Library
Sauganash Elementary School Addition
South Shore International College Prep High School
Sulzer Regional Library Renovation
Woodson Regional Library Renovation

2012

12th District Police Station
31st Street Harbor
Air Force Academy Renovation
Douglas Park Artificial Turf
Durkin Park Elementary School Linked Annex
Edgebrook Elementary School Addition
Engine Company 16 Firehouse
Henderson Elementary School Renovation
Humboldt Park Branch Library Addition and Renovation
Lloyd Elementary School Artificial Turf
Michael Reese Hospital Demolition
Onahan Elementary School Linked Annex
Ortiz de Dominguez Elementary School Artificial Turf
Peck Elementary School Renovation
Ramova Theater Stabilization
Rosenblum Park Redevelopment
Sarah E. Goode STEM Academy
Shields Middle School

2013

Back of the Yards College Prep High School & Branch Library
CPS Kindergarten Modular Program (6 elementary schools)
CPS School Investment Program (98 schools)
Edgewater Branch Library
Edison Park Elementary School Linked Annex
Hale Elementary School Linked Annex
Higgins Community Academy Renovation
Jones College Prep High School
Lake View High School Renovation
Leonard Louie Fieldhouse
Stevenson Elementary School Linked Annex

2014

Albany Park Branch Library
Bell Elementary School Addition
Coonley Elementary School Addition
Jones College Prep High School Renovation
Stock Yards National Bank Building Stabilization

2015

Chicago Children's Advocacy Center Expansion
Chicago Vocational Career Academy (CVCA) Renovation
Chinatown Branch Library
CPL YOUmedia Renovations (3 libraries)
CPS Air Conditioning Program (35 schools)
Dunne STEM Academy Modernization
Lincoln Elementary School Annex
Lindblom Math & Science Academy Parking Lot
Mt. Greenwood Elementary School Modular
Oriole Park Elementary School Annex
Retrofit One (60 public buildings)
Tonti Elementary School Modular
Turf Field at National Teachers Academy

Wildwood World Magnet School Annex
Woodson Regional Library Renovation

2016

Canty Elementary School Annex
CPL Early Learning Educational Investments (2 libraries)
Edwards Elementary School Annex
Jamieson Elementary School Annex
Malcolm X College Demolition
Richardson Middle School
Southeast Area Elementary School
Walter Payton College Prep High School Annex
Wildwood School Renovation

2017

125th Street Pumping Station
CVCA: Exterior Lighting & Anthony Wing Decommissioning
Edwards Elementary School Renovation
MWRD Energy Conservation Project (2 water reclamation plants)
Thomas Hughes Children's Library Renovation

2018

Byrne Elementary School Annex
Columbia Explorers Academy Modular
CTA Infrastructure Improvements (2 bus garages)
Dore Elementary School
Douglas Park Facility Rehabilitation
Ebinger Elementary School Annex
Esmond Elementary School Annex
Lincoln Park High School Renovation
Mt. Greenwood Elementary School Annex
Prussing Elementary School Annex
Sheridan Math & Science Academy Annex
Whitney Young Branch Library Expansion & Renovation
Zapata Academy Annex



A Message from our Executive Director

The Public Building Commission of Chicago (PBC) oversees dozens of construction and renovation projects across the city, managing competing demands and keeping tabs on the many nuances of each project in order to bring them to completion safely, on time, and within budget.

Even with the unique characteristics of each project, year after year the PBC has successfully delivered high-quality buildings, renovations and infrastructure projects that reflect our commitment to the City of Chicago.

The **13 projects** completed by the PBC in 2018 represent **\$195 million** in investments across the city. These neighborhood anchors help to make the communities of Chicago better and safer places to live, improving the lives of the people who call these neighborhoods home.

PBC projects provide the children who attend Chicago Public Schools access to the necessary resources to succeed both inside the classroom and out.

PBC projects provide new facilities for firefighters and emergency medical professionals who stand ready to assist the city in times of need.

PBC projects provide anyone who lives, works or visits the great city of Chicago the opportunity to enjoy the world-renowned park amenities in this beautiful city by the lake.

Each building or recreational area developed by the PBC is used by thousands of people, a simple fact that motivates the staff of the PBC to dedicate the time, knowledge and energy necessary

to make these buildings and recreational areas as safe, attractive and cost-effective as possible.

PBC projects embody our commitment to our clients and the communities we serve. The PBC is about people—their lives, their families and their work. The staff of PBC is dedicated to upholding our mission through the construction of public facilities that support business growth, lead to job creation, and present opportunities for recreation, education and public service.

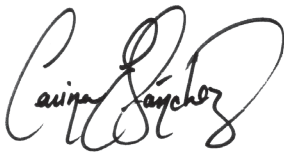
We have been able to accomplish this goal as a result of the understanding that the PBC holds a unique role in shaping the City of Chicago’s diverse neighborhoods.

As the PBC marks the close of another successful year, we are pleased to know that we are moving in the right direction—ensuring a sustainable future that is invested not only in the communities where we build but also in the people who live in those communities.

In 2019, we will continue our track record of delivering valuable public amenities in a way that illustrates excellent stewardship of the public fund.

It is with great pride that we present our 2018 efforts in this Year in Review. We look forward to continuing to provide remarkable public facilities that help build and strengthen Chicago’s communities.

Sincerely,



Carina E. Sánchez
PBC Executive Director



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PBC Board of Commissioners

The PBC is an independent agency formed in 1956 to oversee the construction and renovation of municipal buildings, facilities, and infrastructure. The PBC can manage every aspect of project development, from land acquisition through planning, design, and construction.

Mayor Rahm Emanuel serves as Chairman of the PBC Board of Commissioners. Of the ten commissioners, one each is appointed by the Chicago Board of Education, the Chicago Park District, the Cook County Board of Commissioners, the Cook County Forest Preserves, and the Metropolitan Water Reclamation District of Greater Chicago.



Mayor Rahm Emanuel
Chairman



Olga Camargo
City of Chicago



Frank M. Clark
Board of Education



James F. Ellis, Jr.
City of Chicago



José G. Maldonado, Jr.
City of Chicago



Toni Preckwinkle
Cook County



Arnold Randall
Cook County Forest
Preserves



Jesse H. Ruiz
Chicago Park District



Samuel Wm. Sax
City of Chicago



Mariyana T. Spyropoulos
Metropolitan Water
Reclamation District



**Rev. David Todd
Whittley**
City of Chicago



The **13 projects** completed by the PBC in 2018 represent **\$195M** in investments across the city.

Cost Performance and Effectiveness

The PBC's total multi-year program authority for capital construction projects completed and in development since 2011 exceeds \$2.7 billion. These projects have trended under budget by 6%, representing a variance of \$171 million.

The 13 projects completed by the PBC in 2018 represent \$195 million in investments across the city. At year's end, the actual cost for these projects is trending under budget, including a limited number of scope changes and discovered conditions.

Job Creation

The PBC focuses on economic sustainability in project and program development. In 2018, we conducted more than 26 outreach events, working closely with elected officials, stakeholders, and community partners to raise awareness of our community hiring sessions. The PBC also meets on a regular basis with Assist Agencies, our City of Chicago sister agencies, and community groups to explore opportunities for increasing project participation.

4,679 people earned
over \$33M working on
PBC projects completed in
2018.





Capacity Building

By ensuring that the talent pool for the design and construction of PBC projects reflects the diversity in the contracting and professional service industries, the PBC provides opportunities for small businesses, Minority Business Enterprises and Women Business Enterprises to grow.

Through business outreach events, networking sessions, and City of Chicago Assist Agencies, the PBC offers individuals and companies the opportunity to learn about our submittal process and upcoming projects prior to prequalification and bid events. This effort generates a space for general/prime contractors and subcontractors or joint venture partners to meet and promote business opportunities.

The PBC embraces any opportunity to stretch the boundaries of what it means to be a municipal development agency. To that end, in 2018 we created the following opportunities:

- » The PBC conducted an outreach event for architectural and engineering firms to submit qualifications or update their current information in the PBC's Architectural and Engineering Letters of Interest and Qualifications (LIQ) database. This database offers firms the opportunity to introduce their organization and staff, state their interest in providing Architect of Record or Engineer of Record services, and file their portfolio at the PBC. The LIQ database identifies firms best suited to perform on PBC's unique projects, and the PBC encourages partnerships between firms to maximize the participation of smaller MBE and WBE companies. **In November, as a result of these efforts, the PBC Board of Commissioners approved 20 MBE/WBE Architectural or Engineering firms to lead 17 CPS capital improvement projects.**
- » In an effort to affect capacity building, the PBC hosted a Job Order Contracting (JOC) Networking Session and Conference. The purpose of the session was twofold: to provide an overview of the PBC's JOC Program and to create a forum identifying potential subcontracting opportunities. The PBC issued an RFP from firms interested in providing JOC services. **As a result of outreach and public advertisement, the PBC recommended 21 firms be appointed in three tiers: projects less than or equal to \$300K; projects between \$300K and \$1M; and projects greater than \$1M.** Now these firms have the opportunity to lead PBC projects.

Visit pbcchicago.com/doing-business to view the AOR and EOR LIQ databases and the list of Pre-Approved JOC firms.



**Projects completed in 2018 total
\$115,743,727 as paid to date.**

**33.63% MBE Participation
(\$38,927,723)**

**11.93% WBE Participation
(\$13,810,426)**

Minority and Women Business Enterprise Participation

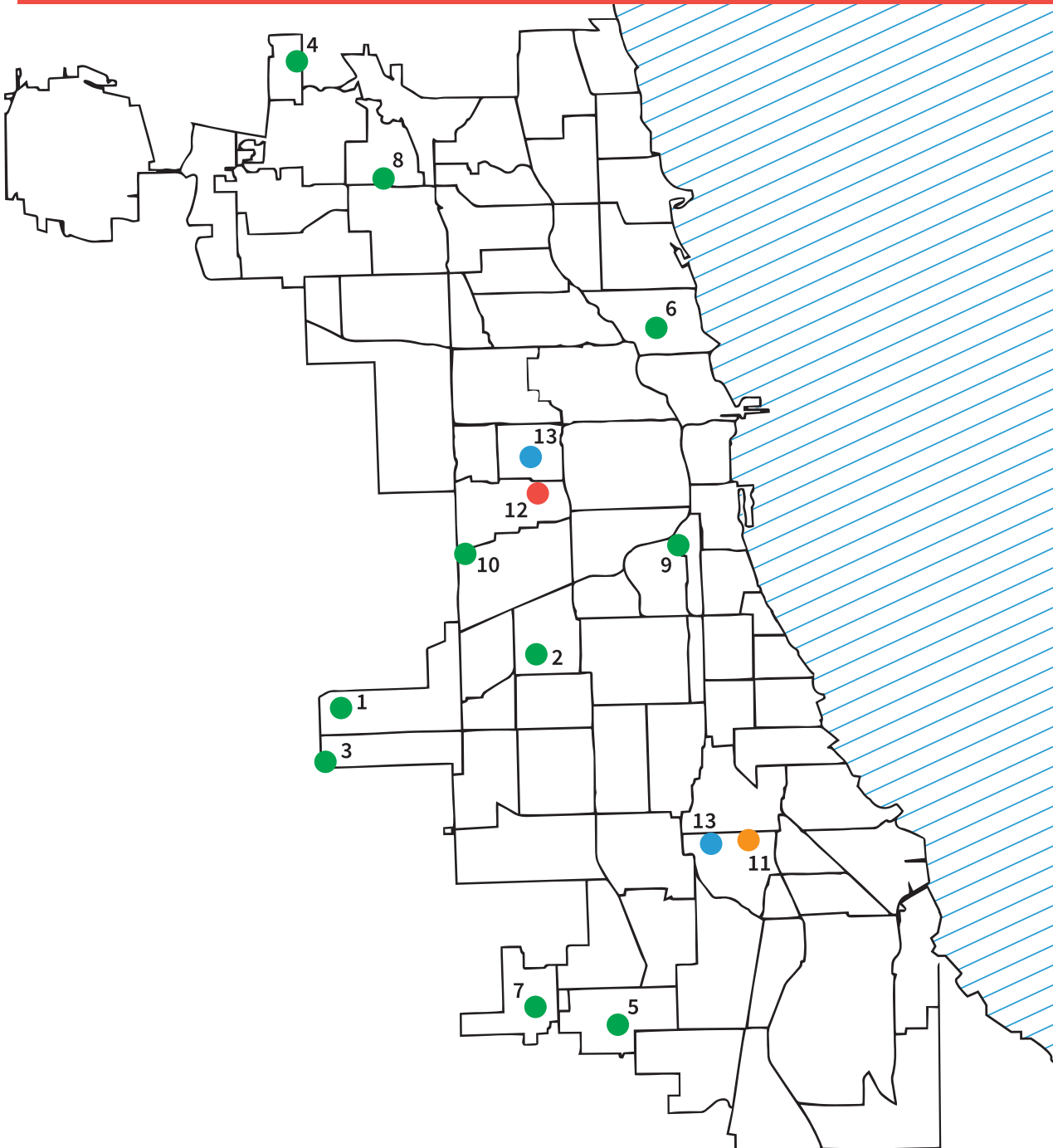
PBC contracts include goals and requirements intended to promote a diverse local workforce and increase business participation on our projects. These provisions encourage competitive business opportunities for Minority Business Enterprises and Women Business Enterprises (MBE/WBEs) in the delivery of construction and professional services and support the use of minority and female journeyworkers, apprentices and laborers.

Projects completed in 2018 total **\$115,743,727** as paid to date. These projects have achieved **33.63% MBE participation** (\$38,927,723) and **11.93% WBE participation** (\$13,810,426).

In addition to project-level professional services, the PBC also tracks compliance on program-wide professional administrative services. These professional services include, but are not limited to: financial services, information technology, insurance broker services, legal services, office management, payroll, and property management. At year's end, of the **over \$12,276,055** paid to date on professional administrative services, a combined total of **45.99% MBE/WBE participation** was achieved. MBE participation was comprised of 36.56% or \$4,487,960 and WBE participation was comprised of 9.43% or \$1,157,713.



2018 Completed Capital Projects



Chicago Public Schools

- 1. Byrne Elementary School Annex**
5329 South Oak Park Avenue | Ward 23: Garfield Ridge
- 2. Columbia Explorers Academy Modular**
4520 South Kedzie Avenue | Ward 14: Brighton Park
- 3. Dore Elementary School**
7134 West 65th Street | Ward 23: Clearing
- 4. Ebinger Elementary School Annex**
7350 West Pratt Avenue | Ward 41: Edison Park
- 5. Esmond Elementary School Annex**
1865 West Montvale Avenue | Ward 19: Morgan Park
- 6. Lincoln Park High School Renovation**
2001 North Orchard Street | Ward 43: Lincoln Park
- 7. Mt. Greenwood Elementary School Annex**
10841 South Homan Avenue | Ward 19: Mount Greenwood
- 8. Prussing Elementary School Annex**
4650 North Menard Avenue | Ward 45: Portage Park
- 9. Sheridan Math & Science Academy Annex**
533 West 27th Street | Ward 11: Bridgeport
- 10. Zapata Academy Annex**
2728 South Kostner Avenue | Ward 22: South Lawndale

Chicago Public Library

- 11. Whitney M. Young, Jr, Branch Library Expansion & Renovation**
415 East 79th Street | Ward 6: Chatham

Chicago Park District

- 12. Douglas Park Facility Renovation**
1401 South Sacramento Avenue | Ward 24: North Lawndale

Chicago Transit Authority

- 13. CTA Infrastructure Improvements**
77th Street Bus Garage
210 West 79th Street | Ward 17: Greater Grand Crossing
Kedzie Avenue Bus Garage
358 South Kedzie Avenue | Ward 28: East Garfield Park



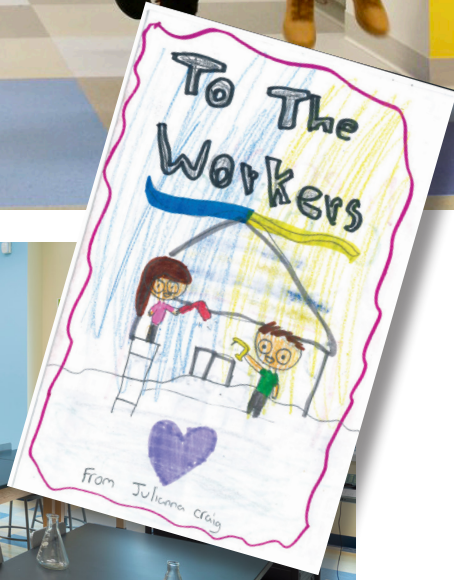
To learn more about the projects completed by the PBC in 2018, visit pbcchicago.com/projects/2018-completions



4,300 workers earned more than \$30,787,233 in wages and benefits working on CPS projects completed in 2018

34.22% MBE participation

12.22% WBE participation



Chicago Public Schools

Ten school projects were completed by the PBC in 2018, including the construction of a new elementary school, seven annexes, a high school renovation project and a modular classroom building for Columbia Explorers Academy. These beautiful facilities afford neighborhoods across the city the opportunity for a first-rate educational experience in schools that are respectful of the environment and their community.

The annex and renovations at Sheridan Academy have helped to bring the 1881 building into the 21st century. The 9,000-square-foot annex houses a gymnasium and STEM classroom, while the installation of an elevator, parking lot upgrades, ornamental fencing and a new play area were part of the renovations. The school is designed for community use on evenings and weekends, providing independent access to the gymnasium/multipurpose space.

Like other high-performing neighborhood schools, Byrne Elementary School has recently seen increased enrollment, creating a need for expanded facilities. The school's new two-story annex added much-needed space to the school, housing a new library with floor-to-ceiling windows, 16 classrooms—including a science lab and music room—and a large multipurpose room. Renovations to the legacy building included converting the old lunchroom and library into



facing page, top to bottom: students at the new Dore Elementary School; the STEM classroom in Sheridan Math & Science Academy's new annex

this page, left to right: the new Dore Elementary School; Mayor Emanuel greets Mt. Greenwood students in the hallway of their new annex



clockwise from top: students at Esmond Elementary School enjoy their new computer lab; the light-filled library in the Byrne annex; students at Dore Elementary School

classrooms and updating the fire alarm system, while outside, the modular classrooms were removed and replaced with a turf play field.

The two-story, 20,000-square-foot annex at Esmond Elementary School replaced a deteriorating, stand-alone modular building. The annex is home to a computer lab, science lab, art room, library, kitchen and dining area, administrative office, restrooms, building storage, an elevator and building support space. The project also included a renovated parking lot, refuse enclosure, stormwater management infrastructure, a new outdoor playground, community garden, and a turf field. Renovations to the existing building included a new roof and repairs to the exterior envelope.

The PBC also oversaw renovations at Lincoln Park High School. This project, which was done to broaden the range of educational opportunities at the school, included interior and exterior renovations to the existing three-story main building and the two-story separate annex building

The exterior renovations consisted of masonry work, roof and window repairs along with work on the existing drainage system and water infiltration in the main building.

Lincoln Park High School’s principal was excited to see the necessary repairs completed, saying, “Infrastructure is not



from top: Lincoln Park High School; the new playground at Columbia Explorers Academy; the new annex at Sheridan Math & Science Academy

generally something you get excited about. But when you have an older building it's nice to have all the necessary repairs.”

The interior renovations at Lincoln Park High School extended to a new drama lab/makers space and distance learning lab. The music and weight rooms were relocated. In addition, renovation took place in the school's gymnasium, cafeteria, kitchen and common areas.

According to a CPS statement, Dore Elementary was among the most crowded Chicago schools based on its utilization rate. Dore students now have room to grow at their new elementary school, which is home to 32 standard academic classrooms, six Pre-K/Kindergarten classrooms, and four diverse learner classrooms. Three science labs, three computer classrooms, two art rooms, and a music room with operable partition provide students with the resources for an optimal learning experience. The three-story, 114,000-square-foot facility also houses a library, kitchen and dining facilities, a gymnasium with stage, an administrative center, and a student services suite. Site improvements include a turf play field, parking lot, play lot, landscaping and right-of-way improvements.

All of the facility and site improvements completed by the PBC for Chicago Public Schools in 2018 afford students the necessary resources for an optimal learning experience while fulfilling our client's commitment to physical activity and play, both for students and their surrounding communities.



the gymnasium at the new Dore Elementary School

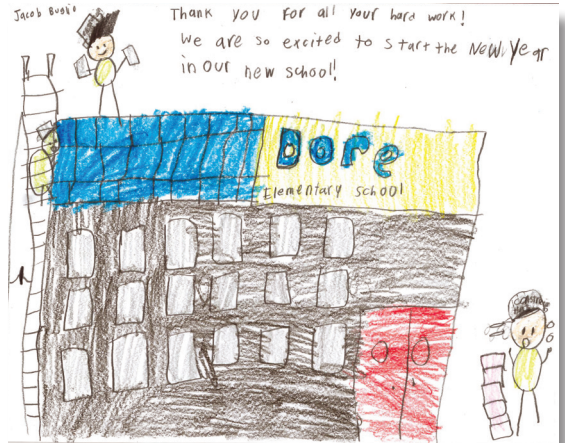
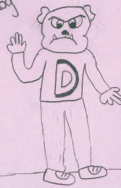
Notes from Dore Elementary School students

Dear, construction workers in new Dore School.

Thank you very much! You worked really hard and now we have a new amazing school. I think that we will have the best school in Chicago thanks to you.

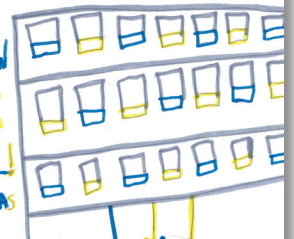
Signed Dore school student, Camila

Dore Bulldog



THANK YOU FOR ALL
YOUR HARD WORK!
WE ARE SO
EXCITED TO
START THE NEW
YEAR IN OUR
NEW SCHOOL!
MERRY CHRISTMAS

From
Milani
Morca



Thank you for
building our new
school 1st grade.



students at Dore Elementary wrote to the project team, thanking them for their hard work—view more of their artwork at pbcchicago.com/projects/dore-elementary-school/



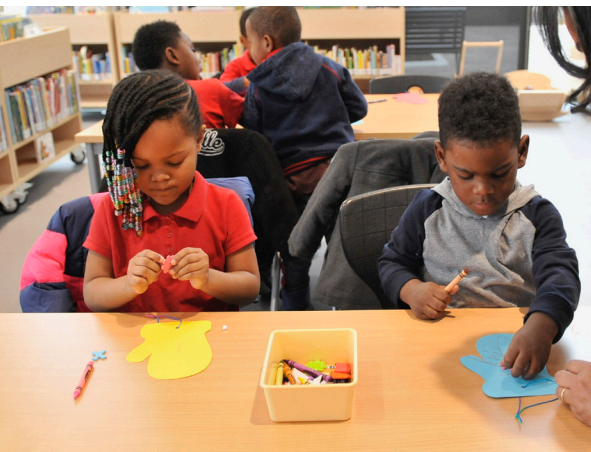
218 workers earned more than \$1,253,953 in wages and benefits

Over 6,200 hours worked by minority journeyworkers

Over 2,900 hours worked by minority laborers

24.93% of the apprentice hours logged on this projects were worked by female apprentices

8.19% of all hours logged on this project were worked by community residents



Chicago Public Library

The new Whitney M. Young, Jr. Branch Library is a quintessential community anchor: a neighborhood gathering space, a classroom, a job training center, a museum, and—with the installation of an Early Learning play space and a YOUmedia digital lab—a creative space for Chicagoans of all ages.

The \$12 million investment into the Chatham community yielded a modern, light-filled building that incorporates the exterior brick wall of the midcentury facility into the glass envelope of the new space. The exterior walls of the existing structure remained in place, allowing CPL and PBC to do a complete gut rehab and expansion, bringing the branch library to just under 14,000 square feet. Inside, a new multipurpose room is an ideal space for community activities, while the rest of the open floorplan provides patrons with both private and shared spaces.

Now, Whitney M. Young, Jr. Branch Library is a place where Chatham residents of all ages can expand their imaginations, broaden their intellectual horizons, and bridge generational and cultural divides in a shared spirit of civic unity. The newly-renovated space will support Chatham residents with the 21st century library services needed to succeed for generations to come.





Chicago Park District

For over 80 years, the Chicago Park District has encouraged physical activity through an open, accessible park system. In 2018, the PBC joined the Park District in their ‘Save Chicago’s Treasures’ initiative, a comprehensive plan to improve 20 aging Park District facilities.

Located in North Lawndale, Douglas Park is an historic regional park that offers park patrons many recreational and cultural opportunities. The historic fieldhouse features two gymnasiums, an auditorium, computer lab, fitness center, kitchen, grand ballroom and meeting rooms.

PBC’s work at Douglas Park’s fieldhouse included new concrete, brick and masonry restoration, renovations to the roof and gutters, plumbing infrastructure improvements and electrical upgrades.

35.71% MBE participation

79.99% of the journeyworker hours logged on this project were worked by minority journeyworkers

84.86% of the labor hours logged on this project were worked by minority laborers



Chicago Transit Authority

The PBC renewed our relationship with the Chicago Transit Authority with the successful completion of infrastructure improvements at two CTA facilities: the 77th Street Bus Garage and the Kedzie Avenue Bus Garage.

The project featured the replacement of the bus washers and associated infrastructure upgrades along with the installation of new high-speed overhead doors. This modernization work helps to improve the efficiency of the nation's second-largest public transportation system.

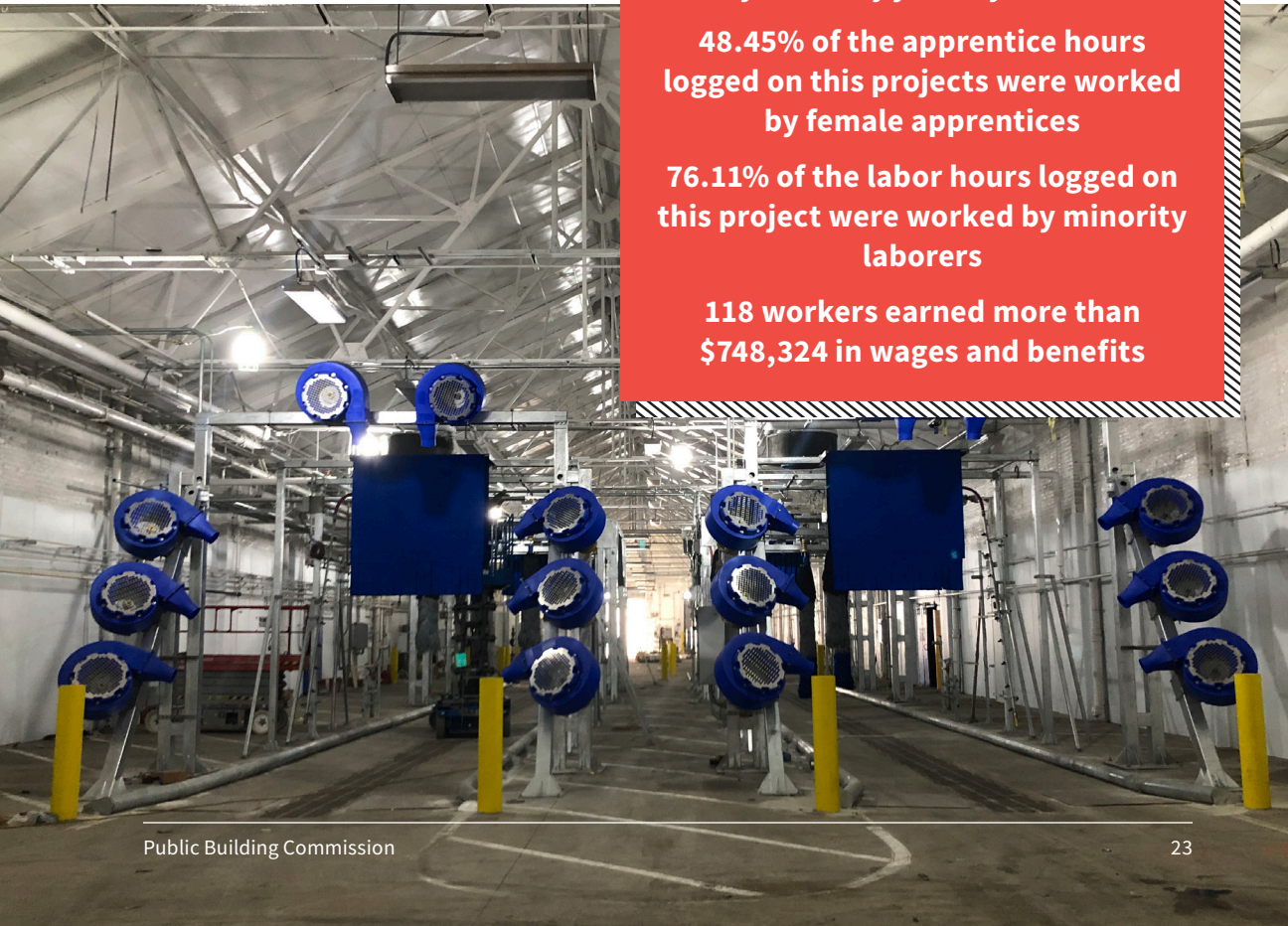


47.10% of the journeyworker hours logged on this project were worked by minority journeyworkers

48.45% of the apprentice hours logged on this projects were worked by female apprentices

76.11% of the labor hours logged on this project were worked by minority laborers

118 workers earned more than \$748,324 in wages and benefits





At the close of 2018, the PBC has achieved LEED certification on the following facilities:

- 42 public schools
- 17 branch libraries
- 8 park facilities
- 6 firehouses
- 5 police stations
- 8 other municipal buildings, including the Daley Center



Sustainable Development

The PBC integrates sustainability strategies into each project that we develop. These strategies help to reduce the amount of energy used; they conserve our water, they connect users with alternate transportation, they utilize regional and recycled materials, and they provide great public spaces both indoors and out.

Due in large part to the PBC's commitment to green buildings, the City of Chicago is a national leader in LEED-certified municipal buildings with 106 certified facilities, 86 of which were developed by the PBC. The volume of public buildings certified under LEED standards is a strong indication of the commitment to sustainable design embraced by the City of Chicago.

3 PBC projects achieved LEED certification in 2018:

- » Chinatown Branch Library
LEED Platinum
- » Albany Park Branch Library
LEED Gold
- » District 12 Police Station
LEED Silver

PBC's LEED Certification by the numbers:

- » **5** LEED Platinum certified facilities
- » **40** LEED Gold certified facilities
- » **25** LEED Silver certified facilities
- » **16** LEED certified facilities





Since 2011, the PBC has received over 120 industry awards, representing external validation of the PBC's approach to public development.

2018 Industry Awards

American Institute of Architects Institute Honor Award for Interior Architecture: **Chinatown Branch Library**

Brick Industry Association Brick in Architecture Award - Best in Class: **Richardson Middle School**

Government Finance Officers Association Certificate of Achievement for Excellence in Finance Reporting: **2017 Comprehensive Annual Financial Report**

Masonry Advisory Council Excellence in Masonry Award: **Canty Elementary School Annex**

Masonry Advisory Council Excellence in Masonry Award: **Richardson Middle School**

For a full list of awards received by the PBC, visit pbcchicago.com/awards_recognition



In 2019, the PBC looks forward to new and exciting capital improvement projects—all examples of our commitment to providing every Chicago neighborhood with public spaces that foster sustainability and encourage community. PBC's current projects are listed below.

Chicago Fire Department

1. Engine Company 115

Chicago Park District

2. Archer Park Facility Renovation
3. Austin Town Hall Facility Renovation
4. Columbus Park Facility Renovation
5. Fosco Park Facility Renovation
6. Harrison Park Facility Renovation
7. La Follette Park Facility Renovation
8. Lincoln Park Cultural Center Facility Renovation
9. McKinley Park Facility Renovation
10. Robichaux Park Facility Rehabilitation
11. Williams Park Fieldhouse

Chicago Public Library

12. Legler Branch Library Renovation
13. Merlo Branch Library Renovation & Modernization

Chicago Public Schools

14. Brooks College Prep Athletic Amenities
15. Corliss High School Renovation
16. Decatur Classical School Annex
17. Dirksen Elementary School Annex
18. Dore Elementary School Pre-K Expansion
19. Englewood STEM High School
20. Kenwood Academy Renovation

21. Lake View High School Renovation
22. Locke Elementary School Renovation
23. Lovett Elementary School Renovation
24. McCutcheon Elementary School Annex
25. McDade Classical School Annex
26. Palmer Elementary School Annex
27. Poe Classical School Annex
28. Prosser Career Academy Renovation
29. Replacement School: Belmont Cragin
30. Replacement School: Hancock College Prep
31. Rickover Naval Academy Renovation
32. Rogers Elementary School Annex
33. Skinner West Elementary School Annex
34. South Loop Elementary School
35. Taft Freshman Academy
36. Washington High School Renovation
37. Waters Elementary School Annex

City Colleges of Chicago

38. Daley College Manufacturing, Technology & Engineering Center

City of Chicago

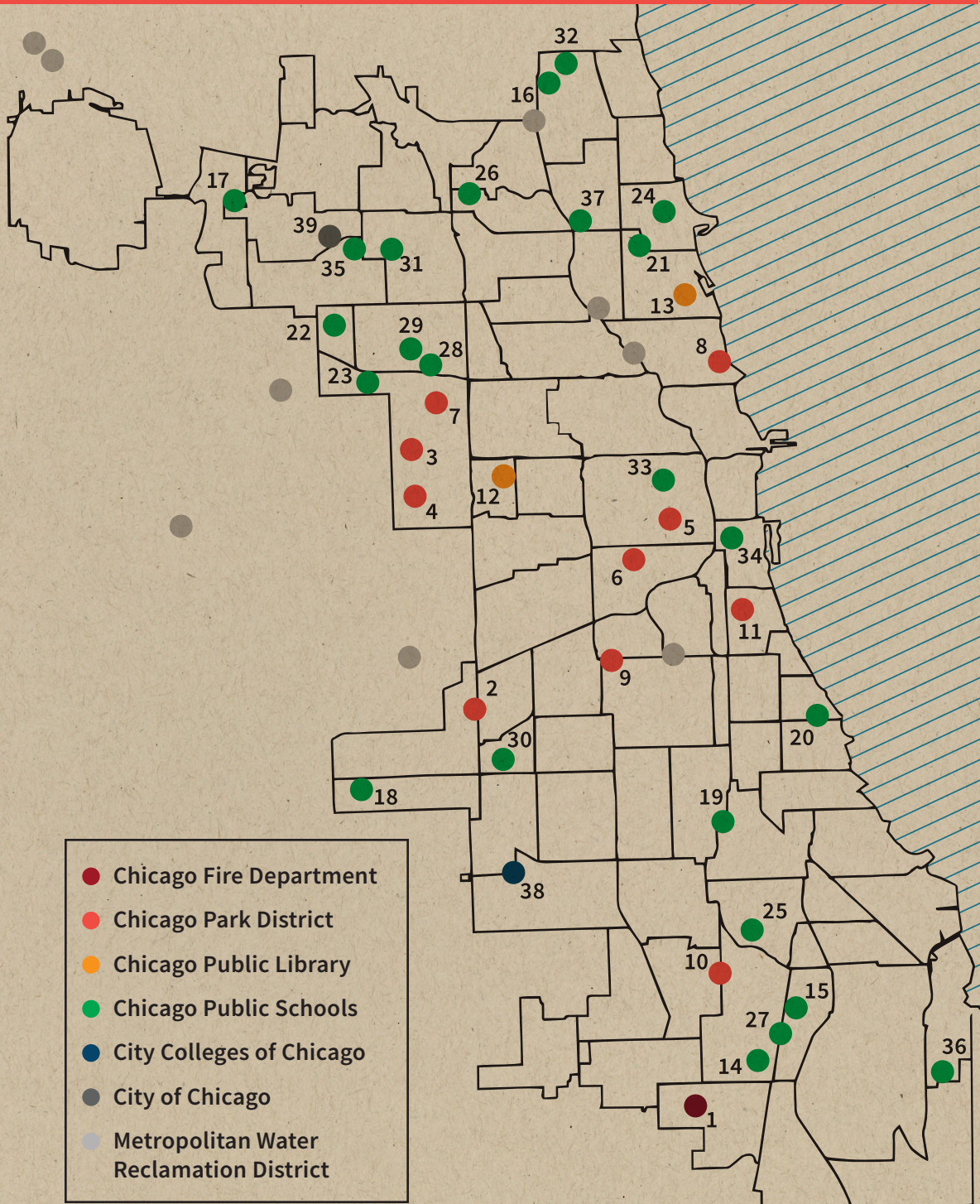
39. Read Dunning Salt Storage Structure

Metropolitan Water Reclamation District of Greater Chicago

40. Energy Conservation Program (multiple locations)

To learn more about the PBC's current projects, visit pbcchicago.com/current-projects

Current PBC Projects



public building commission



the public building commission
richard j. daley center
50 west washington street
room 200
chicago, illinois 60602
pbcchicago.com



photography courtesy of Brooke Collins, Hall + Merrick Photographers,
Hedrich Blessing, James Steinkamp Photography, Rick McNees, Shigley
Photo, Tom Rossiter, the City of Chicago and the Public Building Commission