



**PUBLIC BUILDING  
COMMISSION** of Chicago

Board of Commissioners Meeting 06.15.21

PUBLIC BUILDING COMMISSION OF CHICAGO

2020

YEAR  
IN  
REVIEW



## *COST EFFECTIVE Project Development*

The PBC is committed to identifying process improvements to effectively deliver cost efficient and quality projects on behalf of our clients. Everything from our new construction project management software that supports collaboration and visibility for all PBC's stakeholders to instituting performance management techniques that maximize output, the PBC continues to improve upon our robust processes to reaffirm our attentiveness to creating an even stronger system.

**The 17 projects completed by the PBC in 2020 represent \$308 million in investment**

## *ECONOMIC Sustainability/Job Creation*



The PBC continues to reinforce their commitment to inclusivity that help attract more diverse talent to all levels of construction. The PBC construction contracts include goals and requirements intended to promote a diverse local workforce on projects. These provisions help our partners increasingly recognize the value of diversity and inclusion in the building trades while encouraging and supporting the use of minority and female journeyworkers, apprentices and laborers.

**In 2020, 6,367 people have earned more than \$60.5 million working on PBC projects.**

## *Minority and Women Business Enterprises*

The PBC values the role of women and minority business enterprises in construction.

The PBC understands that women and minority business enterprises can provide high quality services, new ideas, new approaches and new accomplishments that benefit the industry as a whole.

In 2020, the PBC maintained a very high level of women- and minority-owned business participation on our construction projects.

As women- and minority-owned businesses become more common in construction, the

Projects completed in 2020 total \$99,707,773 as paid to date. These projects have achieved 29.91% or \$79,177,521 MBE participation and 7.76% or \$20,530,251 WBE participation.

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 not limited to, financial services, information technology, insurance broker services, legal services, office management, payroll, staffing and property management. At year's end, of the more than \$12.6 million paid to date on professional administrative services contract, a combined total of 48.27% MBE/

# RENOVATION WORK

The PBC completed renovation work for three South Side High Schools at Corliss, Kenwood Academy and Washington. While the scope of each project varied, each project aimed to enhance the quality of life of each student by providing safe, inviting facilities that prioritize the needs of our future leaders.



## ***KENWOOD ACADEMY HIGH SCHOOL RENOVATIONS***

5015 S. Blackstone Ave. | Ward 4

Architect of Record: Milhouse Engineering and Construction

Construction Manager at Risk: Gilbane Building Company

The project upgraded the mechanical, plumbing and ventilation systems which included boiler and absorption chillers. Additional work included targeted roof patching, repair and replacement. Interior work included new corridor ceiling and lighting as well as renovated locker rooms.

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## ***CORLISS HIGH SCHOOL RENOVATIONS***

821 E. 103rd Street | Ward 9

Architect of Record: Harding Mode Joint Venture

Construction Manager at Risk: F.H. Paschen, SN Nielsen

The project replaced selected roof sections and targeted repairs to the remaining roofs while replacing existing rooftop mechanical equipment. Additional exterior work included targeted masonry tuck pointing and façade repairs. Limited interior improvements were completed to repair water infiltration damage.

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## ***WASHINGTON HIGH SCHOOL RENOVATIONS***

3535 E. 114th Street. | Ward 10

Architect of Record: Wallin Gomez Architects

# DIRKSEN ELEMENTARY SCHOOL ANNEX AND RENOVATIONS

**ADDRESS:** 8601 W. FOSTER **WARD:** 41

**ARCHITECT:** STUDIO ARQ, LLC (MBE) + SMNGA LTD.

**CONSTRUCTION MANAGER AT RISK:** F.H. PASCHEN/BOWA GROUP INC. JV



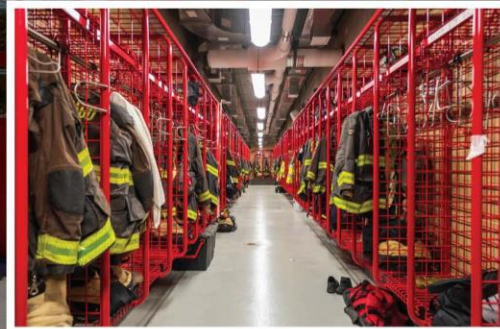
The three-story annex joined to the existing one-story Dirksen Elementary School via a newly constructed mezzanine, will double student capacity as well as eliminate two, four classroom modular units. Work within the existing school building included the conversion of the existing kitchen to a teacher's lounge, severy into an office, along with the transformation of two kindergarten rooms into a drama and music classroom.

The new 66,000, square foot annex doubles student capacity and includes special needs classrooms, Pre-K & Kindergarten classrooms, science classroom, computer classrooms, 18 standard classrooms, administrative offices, a new library/media center, new student dining/multipurpose room, hybrid kitchen and severy and an elevator for accessibility with building support spaces.

# ENGINE COMPANY 115

**ADDRESS:** 1024 W. 119TH STREET WARD 34

**DESIGN-BUILDER:** UJAMAA/TRICE JOINT VENTURE



The new state of the art fire house designated as Engine Company 115 is the largest firehouse ever constructed in the city proper at 27,000 square feet. Engine Company 115 houses two Engines, a Tower Ladder, two Advanced Life Support Ambulances, an OEMC communications monopole, housing sleeping quarters for 20, locker rooms, a workout facility, full-service kitchen with pantry and dining area, day room, laundry, and wellness room. A training space, conference room, and open office space will be shared by the EC 115 team and the CFD District Office

The firehouse has many unique systems designed to enhance safety as well as improve operational efficiency including;

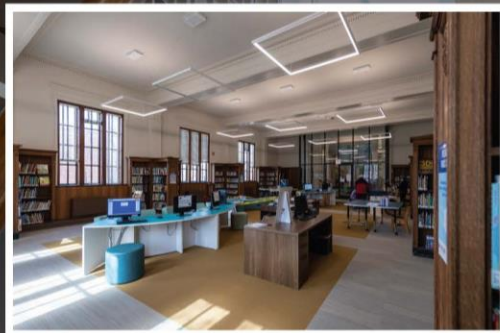
- Exhaust removal for each apparatus on the floor.
- Door position sensors to operate internal signals to let drivers know when safe to enter or exit to prevent door involved accidents and not allow a door to close while a vehicle is on the threshold.
- Strobe lights will actuate outside the firehouse to warn traffic on 119th as apparatus leave the firehouse on emergency runs and thereby improve response times.
- Motion sensors to turn off lights in areas not occupied.
- Use of windows placement to allow natural lighting with issues of direct sunlight.
- Two retention ponds to control water runoff and control loading of the city sewer system.
- ADA Compliant Privacy Room acoustically isolated from the rest of the house.
- A self-contained back-up power generation.

# LEGLER REGIONAL LIBRARY RENOVATIONS

**ADDRESS:** 115 S. PULASKI ROAD **WARD:** 28

**ARCHITECT:** RATIO ARCHITECTS

**GENERAL CONTRACTOR:** F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES



The PBC, along with our partners, transformed Legler Regional Library with critical renovations, important technological upgrades and improved infrastructure for program enhancements. The goal for the development was to design and create a welcoming and flexible space that provide access to library services for residents of all ages while responding to the current and evolving needs of patrons.

The new and improved 36,000-square-foot library now accommodates larger collections and features state-of-the-art technology, new community and study rooms, and accessibility improvements.

The PBC was able to do this without completely tearing down and rebuilding the facility. Due to a high-quality original design, we were able to make repairs to the building's interior by reconfiguring the existing floor plan and repurposing underutilized spaces. The PBC also upgraded the mechanical, electrical and plumbing systems and installed new furniture and equipment. In addition, the PBC worked with a series of preservationist to reinstall Kerry James Marshall's monumental painting "Knowledge and Wonder."

The project employed Chicago residents that include 20 community residents. Additionally, the project employed minority and female



# MERLO BRANCH LIBRARY RENOVATION AND MODERNIZATION

**ADDRESS:** 644 W. BELMONT **WARD:** 44

**ARCHITECT:** ROSS BARNEY ARCHITECTS


**GENERAL CONTRACTOR:** THE GEORGE SOLLITT CONSTRUCTION COMPANY



The renovated, two-story Merlo Branch Library will continue to offer traditional library services to the community but will also now provide all the flexible spaces and services featured in 21st century libraries. The branch will serve the neighborhood with a large community space, a dynamic children's area with a new Maker Lab, and an Early Learning Play Space, as well as a large enclosed YOUmedia area for teens, and an adult area with computers and reading space.

The renovation project also featured energy-efficient upgrades to the interior and exterior of the building. Refurbishments also expanded ADA accessibility throughout the building and updated the façade of the library to a modern look that allows the beautiful bas-relief and façade, originally designed in the 1940s, to be seen from the street.

The redesigned spaces allow for additional flexibility to cater to specific community needs. Children ages birth to five will be able to utilize an expanded early learning play space and school age children will have access to a new 'Maker



# *METROPOLITAN WATER RECLAMATION DISTRICT OF CHICAGO*

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## *MULTIPLE LOCATIONS*

The PBC implemented the second phase of planning, designing and constructing a large-scale energy retrofit program for MWRD at various locations. The scope of work varied at each location and included but no limited to interior lighting upgrades, control upgrades and control end device repair.



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