



PUBLIC BUILDING COMMISSION of Chicago

Board of Commissioners Meeting
03.14.23





PBC | A MESSAGE FROM THE EXECUTIVE DIRECTOR

A Message From The Executive Director

As the Public Building Commission of Chicago (PBC) marks the close of 2022, I am pleased to provide our Year-End Report. This document outlines our initiatives and performance metrics on 2022 completed projects. This report also demonstrates how the PBC has built neighborhood anchors that help to make all communities better and safer places to live.

In 2022, on behalf of the Chicago Public Schools, the PBC successfully constructed the new 90,000 square foot Belmont-Cragin Elementary School. The new replacement school is located within the footprint of Chicago Park District's Riis Park and has a gymnasium facility linked to the existing National Register of Historic Places - Fieldhouse. In addition, the PBC was responsible for the design, selective interior renovations, and the creation of a new, two-story 21,000-square foot athletic annex facility for Wendell Phillips Academy High School. The new annex houses a new gymnasium/multipurpose space with a Sports Hall of Fame, to honor former and current athletes, further solidifying the school as a neighborhood anchor.

While the new and upgraded facilities we developed with our clients offer long-term benefits to our neighborhoods, our projects have also had a broader impact on the communities we serve. Many of those people are residents of the community areas where the projects were built, creating meaningful economic opportunities for the community areas in which the projects are developed.

Furthermore, in 2022, the PBC enhanced our partnership with two assist agencies - HIRE360 and the Chicago Cook Workforce Partnership - to spur minority and women job seeker participation in PBC's construction or renovation projects. In addition, the PBC hosted ten community hiring intake sessions where all interested and qualified candidates applied for hiring opportunities on active as well as upcoming PBC projects.

In 2023 we expect to continue our track record of delivering valuable public amenities in a way that illustrates excellent stewardship of public funds while giving every Chicagoan an opportunity to enjoy these facilities and the services they provide.

It is with great pride that we present our effort in this Year-End Report, and we look forward to continuing to provide remarkable public facilities that help build and strengthen Chicago's communities.

PBC | BOARD OF COMMISSIONERS

PBC Board of Commissioners

The Public Building Commission of Chicago's Board of Commissioners is a fiduciary group of individuals who steers the Public Building Commission of Chicago (PBC) towards a sustainable future. The Board of Commissioners continues to adopt sound, ethical and legal governance and financial management policies that illustrates excellent stewardship of public funds.

Mayor Lori E. Lightfoot serves as Chairman of the Board of Commissioners. Of the current Commissioners, one each is appointed by the Chicago Board of Education, the Chicago Park District, the Cook County Board of Commissioners, the Forest Preserve District of Cook County and the Metropolitan Water Reclamation District of Greater Chicago.

The Chairman, with the advice and consent of the City Council, appoints the remaining five members who represent labor, commerce, clergy and the community. Board members are appointed for a five-year term or until a successor is named.

BOARD OF COMMISSIONERS | PBC

Mayor Lori E. Lightfoot
Chairman

	José G. Maldonado, Jr. City of Chicago
	Toni Preckwinkle Cook County
	Arnold Randall Metropolitan Water Reclamation District of Greater Chicago
	Samuel Wm. Sax City of Chicago
	Rev. David Todd Whittley City of Chicago
	Joyce Chapman Board of Education
	Kimberly Neely DuBuclet Metropolitan Water Reclamation District of Greater Chicago
	James F. Ellis, Jr. City of Chicago
	Myetie Hamilton Chicago Park District

BELMONT CRAGIN ELEMENTARY SCHOOL

Address: 6112 W Fullerton Ave, Chicago, IL 60639 | Ward: 30

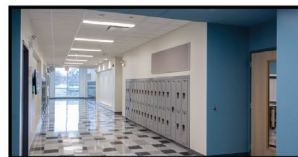
General Contractor: Sollitt/Sachi Joint Venture

Architect of Record: SMNG - A

Project Scope: New construction building and gymnasium facility linked to an existing Chicago Park District fieldhouse, along with associated renovations and site development.

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PBC | BELMONT CRAGIN



According to community residents, the opening of the newly constructed Belmont-Cragin Elementary School was a culmination of several years of persistence on the parts of parents, teachers, administrators and advocates. The new replacement Belmont-Cragin Elementary School is located within the footprint of Chicago Park District's Riis Park. The Project includes a newly constructed CPS building and gymnasium facility linked to the existing National Register of Historic Places Chicago Park District Fieldhouse, along with associated renovations and site development.

The 90,000 square foot elementary school offers students access to a black box theater, a music room, a library, an art room, and 32 modern classrooms with scenic views of Riis Park. The PBC oversaw the construction of the school's new, three-story building which will accommodate approximately 500 students in preschool through eighth grade, with room to accept more. An adjoining community center offers social and emotional learning workshops, dual-language instruction, and supportive services for immigrant families.

The project achieved more than, **74%** minority apprentices, **72%** minority laborers, **7%** female apprentices, **7%** female laborers, **11%** community hiring.

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BELMONT CRAGIN | PBC



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WENDELL PHILLIPS ACADEMY HIGH SCHOOL ANNEX PROJECT

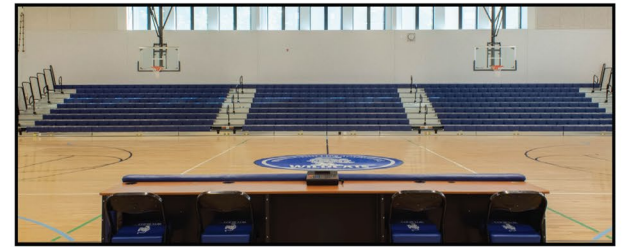
Address: 244 E Pershing Rd, Chicago, IL 60653 | Ward 3

General Contractor: Burling Builders, Inc.

Architect of Record: Moody Nolan Inc

Project Scope: New Annex with selective school renovations, new parking lot and associated site development.

WENDELL PHILLIPS | PBC



Named in honor of famed abolitionist, Wendell Phillips, and recognized as the oldest African-American high school in the City of Chicago, Phillips Academy High School has undergone selective interior renovations to the existing school and received a new two-story 21,000-square foot athletic annex facility housing a gymnasium/multipurpose space and sports hall of fame.

Phillips is slated as one of the best schools in the state for athletics and now boast a gym space that adequately fits the needs of students and staff. Former students who were championship players are featured in the school new hall of fame. The project not only enhance the athletic experience of students and staff, but the community as well.

The project achieved participation of more than 85% of minority journey-workers and over 30% female apprentices. In addition, a total of **\$8,852,612.42** has been paid to contractors and professional service providers. This project achieved **32.39%** or **\$2,867,361.55** MBE participation and **5.47%** or approximately **\$484,628** WBE participation.

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Economic Sustainability

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.



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Outreach & Engagement

The PBC has enhanced its partnership with two assist agencies - HIRE360 and the Chicago Cook Workforce Partnership - to spur minority and women job seeker participation in PBC's construction or renovation projects.

PBC, HIRE360 and the Chicago Cook Workforce Partnership created a targeted outreach strategy and posted information on our respective websites where contractors can enter position details and be connected directly with pre-screened qualified candidates. Both partnering agencies will assist career seekers with placement into trade unions and the necessary vocational training/resources to connect construction employers to a skilled talent pipeline.

In addition, to further support PBC's commitment to providing residents who live in the community with opportunities to work on the projects being built in their community, the PBC hosted ten Community Hiring Intake Sessions in various Chicago neighborhoods. During these intake sessions, all interested and qualified candidates applied for hiring opportunities on active as well as upcoming PBC projects.



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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.

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Capacity Building

As the premier civic center, and one of Chicago's architectural highlights, the Richard J. Daley Center's Plaza can now be rented for private events such as weddings, festivals and corporate events. The PBC's Board of Commissioners approved a resolution that authorizes the expanded serviceability of the Richard J. Daley Center and Plaza to allow private and commercial events and activities. Even during a worldwide pandemic, the venue provides a truly unique and beautiful backdrop for an event in addition to creating a revenue stream that offsets many of the Daley Center's operational expenses.



Plaza Special Events Income 2018 - 2023

2018
\$378,318

2020
\$112,894,301

2022
\$196,739

2019
\$377,301

2021
\$54,875

2023*
\$167,024

*projected as of January 31, 2023

ent techniques that maximize output on all projects, including managing overall costs, including delivery type. The PBC utilizes a wide range of construction methods to ensure that all projects are constructed or renovated within budget and remain committed to identifying process improvements to effectively deliver cost efficient and quality projects on behalf of our clients.

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The projects completed by the PBC in 2022 represents nearly \$60 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





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