


year in review

23





**“As we navigate the evolving landscape of urban development, we remain committed to upholding the highest standards of integrity accountability and inclusivity in all that we do”**

Ray Giderof

We are delighted to present to you the Year in Review of the Public Building Commission of Chicago. This comprehensive document showcases our accomplishments, initiatives and progress made advancing the City’s infrastructure and public building projects throughout the year. As an essential pillar of Chicago’s development, we remain committed to providing transparent and accountable stewardship of public resources while delivering exceptional facilities that meet the evolving needs of our vibrant communities.

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# A Message From The Executive Director

I am delighted to present to you the 2023 Year-In-Review of the Public Building Commission of Chicago. As we reflect on the past year, we take pride in the significant milestones achieved and the impactful projects completed in our continued commitment to enhancing the infrastructure and public spaces of our vibrant city.

Throughout 2023, the PBC remained steadfast in its mission to deliver high-quality facilities that serve the needs of our communities while fostering economic growth and sustainability. From innovative design solutions in the design-build of the Outlot Restaurant Area for the Joint Public Safety Training Campus project to the meticulous annex project at Sauganash Elementary School, our team has worked tirelessly to ensure the successful completion of a diverse range of projects that contribute to the fabric of Chicago.

In this report, you will find detailed insights into our accomplishments, challenges overcome and our vision for the future. Each project underscores our dedication to excellence, collaboration and transparency, the principals that guide our work and strengthen our partnerships with stakeholders like you.

As we navigate the evolving landscape of urban development, we remain committed to upholding the highest standards of integrity, accountability and inclusivity in all that we do. Together, we will continue to shape the future of Chicago, building a city that is resilient, equitable and prosperous for all.

I extend my sincere gratitude to our dedicated staff, chairman, board members, partners and the residents of Chicago for their unwavering support and collaboration. It is through our collective efforts that we can truly make a difference in the lives of those we serve.

Thank you for your continued trust in the Public Building Commission of Chicago.

Ray Giderof  
Acting Executive Director | PBC





# PBC Board of Commissioners

The Public Building Commission of Chicago's Board of Commissioners serves as stewards of public resources, guiding strategic decisions to ensure efficient and transparent management of infrastructure projects.

Committed to advancing the city's development goals, the Board oversees policies, fosters partnerships and upholds accountability driving the PBC's mission to deliver high-quality facilities that serve the needs of Chicago's diverse communities.

Mayor Brandon Johnson 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.

The PBC extends its gratitude to the Board of Commissioners as they continue to adopt sound, ethical and legal governance and financial management policies that illustrate excellent stewardship of public funds.



**Brandon Johnson**  
Chairman



**Samuel Wm. Sax**  
City of Chicago



**Toni Preckwinkle**  
Cook County



**Arnold Randall**  
Forest Preserves of  
Cook County



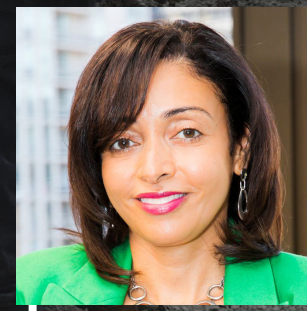
**José G. Maldonado, Jr.**  
City of Chicago



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



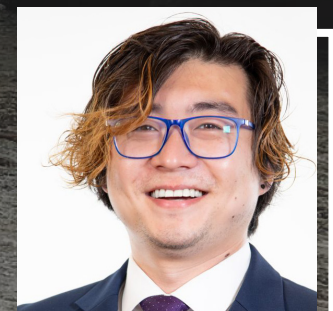
**James F. Ellis, Jr.**  
City of Chicago



**Myetie Hamilton**  
Chicago Park District



**Kari K. Steele**  
Metropolitan Water Reclamation  
District of Greater Chicago



**Jianan Shi**  
Board of Education

*\* Listed by Seniority*



# Public Outreach and Community Engagement

Public outreach and community engagement are integral to the mission of the PBC. By actively involving residents, stakeholders and local organizations in the planning and development process, the PBC ensures that infrastructure projects reflect the needs, priorities and aspirations of the communities we serve.

The PBC's commitment to being a good neighbor and helping build safe and sustainable public facilities, reinforces the necessity of outreach and engagement. The PBC believes that effective communication with stakeholders allows the organization to utilize the feedback received to develop stronger relationships with the community and build better public facilities.

In 2023 the PBC hosted the following outreach and engagement events:

## PBC's Assist Agencies Conference

The PBC virtually hosted the leadership of our Assist Agencies to an information session regarding upcoming PBC opportunities. Through this conference the PBC answered questions regarding PBC's procurements, in addition to helping the agencies better assist small, minority and/or women-owned businesses and outreach efforts to those entities.

## PBC's Pre-Submission Conference and Contractor Workshop

The PBC hosted a Pre-Submission Conference and Contractor Workshop to provide valuable information and guidance to potential respondents of the RFQ for the 2023 Prequalification of General Contractors for various projects. The event enhanced understanding of PBC procurements and fostered networking amongst the general contracting community.

## PBC's Specialty Services Pre-Submission Conference

The PBC hosted a virtual Specialty Services Pre-Submission Conference for firms interested in providing services including environmental engineering and reno/demo, geotechnical investigation in addition to specialist in construction materials testing, surveyor and traffic studies. This served as an excellent opportunity to continue to expand the PBC's goal of maximizing minority and women business enterprise firms.

## PBC's Community Hiring Events (Virtual & In-Person)

The PBC hosted its first-ever Virtual Community Hiring Session, reaffirming its commitment to fostering local talent and community engagement. The virtual event provided a unique platform for job seekers to explore opportunities on upcoming PBC projects, connect with hiring managers and learn about the diverse range of career paths available in the construction industry.





# Job Creation

The PBC recognizes the vital importance of job creation in strengthening communities, stimulating economic growth and fostering prosperity for all residents. By investing in infrastructure projects, we not only enhance the city's physical landscape but also create employment opportunities that uplift individuals and families, driving forward collective progress and well-being.

As a result, 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.

Job creation is crucial for economic growth and strengthening of communities. The PBC is dedicated to creating meaningful connections between resident and employment opportunities, while reaffirming its commitment to fostering local talent and generating pathways to meaningful careers.

The PBC believes in the power of collaboration and is excited to connect with potential candidates who share a passion for building a better Chicago.

**In 2023, 946 people have earned more than \$9,744,828 working on PBC projects.**

# Cost Effective Project Development

Cost-effective project development for the PBC means delivering high-quality infrastructure that meets the needs of Chicago's communities while maximizing the value of every taxpayer dollar. Through efficient planning, procurement and management practices, the PBC strives to achieve optimal results, balancing quality, sustainability and fiscal responsibility to ensure long-term success and affordability of projects.

**The three projects completed by the PBC in 2023 represent \$53.5 million in investments across the City.**



# Minority and Women Business Enterprises

Minority and women business enterprises brings diverse perspectives, innovation and economic growth to Chicago, enriching the city's infrastructure projects and fostering inclusivity and equity in business opportunities.

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

In 2023, the PBC maintained a very high level of women- and minority-owned business participation on its construction projects. As women- and minority-owned businesses become more common in construction, the PBC seeks to contribute towards their growth.

**Projects completed in 2023 total \$43,057,340 as paid to date. These projects have achieved 34% or \$14,719,791 MBE participation and 13% or \$5,916,572 WBE**

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 \$13,408,263 paid to date on professional administrative services contract, a combined total of 63% or \$8,479,248 MBE/WBE participation was achieved in 2023. MBE participation was comprised of 58% or \$7,838,954 and WBE participation was comprised of 4% or \$640,293.



# Sustainable Development

By integrating sustainable strategies into each project, the PBC meets the needs of the present without compromising the ability of development for future generations. These strategies help to reduce the amount of energy used, conserve water, connect with transportation alternatives, provide public spaces and utilize regional and recycled materials.

As a result, the City of Chicago is a national leader in LEED-certified municipal buildings with more than 100 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.

At the close of 2023, the PBC achieved LEED certification on the following facilities:



silver

**John Hancock College Prep High School**



gold

**Wendell Phillips High School**

At the close of 2023, the PBC achieved LEED certification on the following facilities:

**67** public schools

**18** branch libraries

**8** park facilities

**7** fire houses

**5** police stations

**City Colleges of Chicago**

**8** other municipal buildings  
(including the Daley Center)





An aerial photograph of a construction site. The ground is covered with a dense grid of steel rebar. Several workers in orange safety vests and hard hats are visible, working on the grid. Stacks of rebar are placed on the grid. The overall scene is dark and industrial.

# 2023 Completed Projects

Completing construction projects for our clients is vital to the PBC as it establishes the delivery of essential services, promotes economic growth, enhances quality of life and strengthens the city's overall resilience.

Each of the facilities constructed or renovated by the PBC ensures access to modern, safe and functional spaces for work, recreation education and healthcare.

On behalf of our clients the PBC is proud to present the 2023 completed projects.



# Joint Public Safety Training Campus – Phase 1A Outlot Restaurant Area

4443 W. Chicago Ave  
37th Ward  
Design Builder: BOWA Construction  
Project Budget: \$17,950,000

Client:  
City of Chicago – Fleet & Facility Management  
Chicago Police Department

The Chicago Joint Public Safety Training Campus (JPSTC) is a new state of the art infrastructure project that serves the City’s continued efforts to provide comprehensive, joint, best practice training for the Chicago Fire Department, Chicago Police Department and the Office of Emergency Management and Communications.

As part of the conversations to reimagine the 30+ acre site of shuttered warehouses and vacant land, an opportunity emerged to enhance the JPSTC and ultimately reconceptualize the role of a public safety training campus within an urban setting. As a result, the PBC and their design-build team embarked on a mission to create a single-story sit-down restaurant, a single-story fast casual restaurant, and a public plaza with art.

The two restaurants and public plaza parcel were designed around the common places for the Academy users to organically live alongside the community, regularly encountering residents and youth in the neighborhood in de-escalated, everyday interactions.

The overall investment in the JPSTC includes a Boys and Girls Club, two African American owned restaurants (Peaches and Culvers), a public plaza with art and the training complex which includes outdoor scenario structures. The comprehensive development enhances the neighborhood by fostering social connection, providing a venue for community engagement, and contributing to the local economy ultimately creating a more vibrant and cohesive living environment.

**108%** Minority Laborers      **83%** Minority Apprentices  
**48%** Female Apprentices      **18%** Community Hiring

Of the 319 total employees, 25 were community hires coming from the immediate project area.







# Sauganash Elementary School Annex

6040 N. Kilpatrick Avenue  
39th Ward

General Contractor: Tyler Lane Construction  
Architect of Record: Rada Architects, LLC  
Project Budget: \$34,000,000

Client:  
Chicago Public Schools

Known as an institution that provides a high-quality educational program that meets the academic needs of its students through an integrated curriculum, and the use of technology, Sauganash Elementary school has undergone selective interior renovations to the existing school and received a new three-story 41,000-square foot annex that includes a new, 2-position gymnasium/multipurpose space, science, art and maker spaces, along with Pre-K and kindergarten classrooms.

The PBC was responsible for the design and construction of the annex that is intended to alleviate overcrowding.

The new annex project also included site improvements for landscaping and access walkways and was designed to achieve LEED Silver Certification as defined by U.S. Green Buildings Council.

The PBC is grateful for the wonderful partners who have stepped up to support our agency, and each other, as we continue to construct and renovate modern cutting-edge facilities where students can network, study, and learn.

**103%** Minority Laborers

**58%** Minority Apprentices

**8%** Community Hiring

**Of the 555 total employees, 26 were community hires coming from the immediate project area.**

**MBE 31% (\$7,680,205 paid to date)**

**WBE 9% (\$2,373,536 paid to date)**







# WPA Street Reconstruction (Medill Avenue)

Project located at West Medill Avenue from North Oak Park Avenue to North Normandy Avenue

General Contractor: Sumit Construction

Engineer of Record: Civiltech Engineering (by CDOT)

Project Budget: \$1,563,660

Client:

Chicago Department of Transportation

Street reconstruction is vital to the city's infrastructure, ensuring safe and efficient transportation, enhancing neighborhood aesthetics and supporting economic vitality.

By completing the client's investment in street reconstruction, the PBC has improved the City's connectivity, promoted accessibility and created a safer environment for pedestrians, cyclists and motorists, ultimately enriching the quality of life for all residents and visitors of Chicago.

The phased project consists of street reconstruction including full depth pavement reconstruction of West Medill Avenue between North Oak Park Avenue and North Normandy Avenue.

Work included Special Excavation, Portland Cement concrete Base Course, Hot-Mix Asphalt Surface Course, Sewer and Drainage Structures, Concrete Curb and Gutter, Concrete Sidewalks, Tactile/Detectable Warning Surface System for Curb Ramps, Concrete Driveways and Alleys, Thermoplastic Pavement Marking, Signs, Topsoil, Sodding, and Tree Planting

**108%** Minority Laborers

**96%** Minority Apprentices

**75%** Minority Journeyworkers

**12%** Community Hiring

**MBE 80% (\$643,039 paid to date)**

**WBE 17% (\$141,568 paid to date)**







# A Look Ahead

The PBC eagerly anticipates undertaking and completing a diverse range of projects in the upcoming year. With a commitment to excellence, innovation and community engagement, the PBC is poised to deliver high-quality infrastructure that meets the evolving needs of Chicago's residents and enhances the City's vibrancy, resilience and sustainability.

## **City of Chicago**

7th District Police Station Renovations  
Chicago Public Safety Headquarters Renovations  
Central Hearing Facility Roof & MEP Upgrades  
CIP Police Motor Maintenance Garage 4 Renovations  
Emergency Medical Services Addition  
Hall Library Renovations  
Joint Public Safety Training Academy Campus Phase II  
*(Outdoor Scenario Village)*  
Juvenile Intervention and Support Center Renovations  
Lakeview Health Center Renovations  
Mabel Manning Branch Library Renovations  
Mayfair Branch Library Feasibility Study  
North Park Village  
Pershing Road Building Upgrades  
Roseland Neighborhood Health Center Renovations  
Sachs Clinic Renovations  
Title II Transition Plan

## **Chicago Public Schools**

CPS Energy Efficiency & Retrofit Program  
Dett Elementary School Annex and Renovation  
Kenwood High School Link and Mechanical Project

## **Chicago Department of Transportation**

CDOT WPA Street Reconstruction (Filmore St)  
CDOT Collector Street Concrete Flatwork  
*(Various Locations)*  
CDOT Neighborhood Alley Improvement Program  
*(Various Locations) – Package One\**  
CDOT Neighborhood Alley Improvement Program  
*(Various Locations) – Package Two\**

CDOT WPA Street Reconstruction Program  
*(Various Locations)*  
Logan Square Plazas  
Morgan Shoal Revetment Reconstruction Lakefront  
Shoreline

## **City Colleges of Chicago**

Malcolm X College West Side Learning Center  
Addition and Renovations  
West Side Learning Center Annex  
CCC School of Nursing Expansion at Kennedy-King College

## **Forest Preserve District of Cook County**

Beaubien Woods Boat Launch Restrooms and Utilities

*Anticipated Projects underway or in coordination with User Agencies*





THE PUBLIC BUILDING COMMISSION  
RICHARD J. DALEY CENTER  
50 WEST WASHINGTON STREET  
ROOM 200  
CHICAGO, ILLINOIS 60602  
PBCCHICAGO.COM

