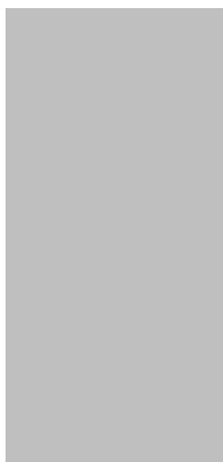


Public Building Commission of Chicago 2014 Q2 Staff Report





Richard J. Daley Center
50 W. Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

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August 12, 2014

Members of the Board of the Public Building Commission of Chicago

Re: Public Building Commission of Chicago
Q2 2014 Quarterly Staff Report

I am pleased to provide you with the Public Building Commission's Quarterly Staff Report. The report is intended to communicate current project status and performance metrics on a regular basis promoting the highest level of accountability and transparency.

I am proud that the PBC development process is one that is transparent and responsible in the stewardship of public funds. As a public developer, the PBC tracks project delivery with an eye toward continuous improvement and methods to build upon our successful delivery of projects. The PBC is committed to exemplary cost and schedule performance and robust economic and environmental sustainability programs in every project we deliver.

Below you will find an overview of what is included in this report. The entire Q2 2014 Staff Report can also be found on the PBC website at www.pbcchicago.com

Q2 2014 Quarterly Staff Report

1. Executive Summary Report
2. Program Cost Performance
 - Multi-Year Program Cost Status Report
 - Active Project Cost Status Report
3. Program Cost Effectiveness Report
 - Construction Change Order Percentage Report
 - Indirect Costs as a Percentage of Construction Costs
 - Market Conditions Report
4. Active Project Status Report
 - Program Forecast
 - Monthly Project Status Reports
5. Environmental Sustainability Report
6. Economic Sustainability Report

Please do not hesitate to contact me if you require additional information or have any questions on these new reports. Thank you for your continued interest and support.

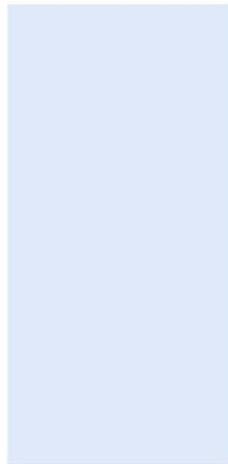
Sincerely,

Erin Lavin Cabonargi
Executive Director



Q2 2014 Quarterly Staff Report

1. Executive Summary Report





Executive Summary Report

Below are the highlights from the Q2 2014 Quarterly Staff Report:

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Mayor
City of Chicago

Executive Director
ERIN LAVIN CABONARGI

1. Letter from Executive Director and Executive Summary Report

The details included in the Q2 2014 Quarterly Staff Report are intended to communicate project status and performance metrics on the PBC's Active projects. The metrics are reported quarterly, culminating in the Year-End Staff Report published each year.

2. Program Cost Performance

The PBC is committed to cost efficient delivery of our projects. We manage costs over the life of the project and work closely with our clients throughout the development of a project to ensure that only the funds necessary to complete a project are needed.

Multi-Year Program Cost Status Report

For Q2 2014, the PBC's multi-year program authority for projects completed and in development exceeds \$2.7 billion. Projects included in the multi-year program are trending under budget by 9.74%, representing a variance of \$269M under the current budgets.

Active Capital Construction Cost Status Report

For Q2 2014, the PBC's budget to actual variance is less than 1%, a trend associated with stabilization in the market over the last several years after the economic impacts of 2008.

3. Program Cost Effectiveness Report

In addition to managing projects to approved budgets and delivering projects as good stewards of the public funds, the PBC also focuses on the management of change orders and indirect project costs to maximize cost effectiveness.

Construction Change Order Q2 2014 Report

The approved Change Order % for recently completed projects and those currently in construction is 2%. The projected change order % for these projects is 3.5%. Projected Change Orders include forecasted potential change orders as well as those currently in process for approval. These rates are **within the industry standard change order percentage of 3-5%** for new municipal and educational construction work. The PBC's current program also includes renovation projects, which typically have a higher change order percentage than new construction.

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, Design Program and Project Management, Environmental Testing & Consulting) as well as all Construction Costs, also known as "hard costs" (Demolition, Site Prep, Utility Relocation, and General Construction.)

The PBC's Indirect Costs average 16.20% of Construction costs. This is consistently below the industry average of 25%.

Indirect Costs are particularly cost effective on large scale projects and programs. The PBC averages 13.62% of construction costs on projects where construction is \$50M or higher. The larger the project, the lower the indirect costs.

Market Conditions Report

This report illustrates comparative costs of like buildings, thereby tracking market trends.

4. Active Project Status Report

The PBC produces reports to communicate project status and upcoming opportunities to various project stakeholders.

Program Forecast

This report has been developed for distribution to the Board, clients, and M/WBE Assist Agencies as well as prospective bidders to share upcoming opportunities and milestones for capital construction projects in Planning, Design, and Construction

Monthly Project Status Report

This report provides an individual detailed monthly snapshot of the status of active projects.

5. Environmental Sustainability Report

This report provides a detailed snapshot of the PBC's LEED certified projects and Harvest Metrics. In Q2 2014, 2 projects achieved certification. To date, the PBC has achieved LEED Certification on 64 municipally owned projects, with an additional 19 registered projects. The City of Chicago has more LEED certified municipally owned facilities than any other city in the nation and has doubled the number of LEED certified municipally owned facilities ahead of the schedule committed in June 2011.

The PBC also tracks Harvest Metrics, which illustrate the cumulative benefits of sustainable development and represent savings in water, energy, waste, and costs.

6. Economic Sustainability Report

The PBC is committed to economic sustainability and includes provisions for Minority and Women Owned Business (M/WBE) Participation and Workforce (Equal Employment Opportunity) goals in our contracts. M/WBE and EEO Commitments and Hiring Goals are reported to the Board at the time of contract award. The PBC tracks compliance throughout the life of a project on both Construction and Professional Services contracts.

As of Q2 2014 , one construction project was completed, the Alexander Graham Bell Elementary School Addition. Total M/WBE Participation Achieved to date on General Construction and Professional Service Contracts for the project(s) completed in 2014 was 37.55%.

Detail is demonstrated on the Economic Sustainability Report for Q2 2014.



Q2 2014 Quarterly Staff Report

2. Program Cost Performance





LAST REVISED: 06/30/2014

PBC Multi-Year Program Cost Status Report (without User Agency Budget)

USER AGENCY PROGRAM	Original PBC Undertaking Budget (1)	Current PBC Budget (Original + Approved / Pending Revisions) (2)	Current Projection 06/30/2014 (3)	Variance Current Projection to Undertaking Budget (4) = 1 - 3		Variance Current Projection to Current Budget (5) = 2 - 3		Comments
Chicago Public Schools	1,866,219,025	1,872,536,867	1,702,399,041	163,819,984	8.78%	170,137,826	9.09%	
Campus Parks	16,606,571	16,593,438	15,029,028	1,577,543	9.50%	1,564,410	9.43%	
Other City of Chicago	106,683,371	108,552,613	106,924,842	(241,471)	-0.23%	1,627,771	1.50%	
Fire Department	104,867,830	105,367,830	99,291,135	5,576,695	5.32%	6,076,695	5.77%	
Public Libraries	107,198,883	110,672,611	104,233,381	2,965,503	2.77%	6,439,231	5.82%	
Police Stations	175,329,061	175,048,220	163,923,715	11,405,346	6.51%	11,124,505	6.36%	
Senior Centers	7,968,500	7,968,500	6,651,959	1,316,541	16.52%	1,316,541	16.52%	
Park District	233,948,353	235,815,997	164,978,764	68,969,589	29.48%	70,837,233	30.04%	
Integrated Surveillance Program	126,707,577	129,503,717	112,872,151	13,835,426	10.92%	16,631,566	12.84%	
Total	2,745,529,172	2,762,059,793	2,476,304,015	255,389,731	9.30%	269,124,213	9.74%	



LAST REVISED: 6/30/2014

ACTIVE CAPITAL CONSTRUCTION PROJECTS - COST STATUS REPORT (Without User Agency)

Chicago Public Schools

PROJECT NAME	TYPE	PBC Original Undertaking Budget (1)	Current PBC Budget (Original + Approved / Pending Revisions) (2)	Current Projection (Estimate at Completion) 6/30/14 (3)	Variance Current Projection to Undertaking Budget (4) = 1 - 3		Variance Current Projection to Current Budget (5) = 2 - 3		Current Projected Opening	Project Status
Jones College Prep High School Interior and Exterior Renovation, MEP and Roof Replacement	HS	8,300,000	8,300,000	8,656,394	(356,394)	-4.29%	(356,394)	-4.29%	2014	Project in Construction. Current EAC for Jones Reno and NTA Turf is under the total \$13.9M Budget Authority approved for both projects.
Turf Field by NTA	Site	5,600,000	5,600,000	4,597,165	1,002,835	17.91%	1,002,835	17.91%	2014	
Bell Elementary School Addition	ES	10,000,000	10,000,000	9,918,925	81,075	0.81%	81,075	0.81%	2014	Project In Closeout
Chicago Vocational Career Academy Renovation	Reno	75,000,000	75,000,000	74,988,380	11,620	0.02%	11,620	0.02%	2014	Project in Construction
Southwest Area Elementary School	ES	48,000,000	48,000,000	48,000,000	(0)	0.00%	(0)	0.00%	TBD	Project in Planning
Coonley ES Addition	ES	16,500,000	16,500,000	16,233,870	266,130	1.61%	266,130	1.61%	2014	Project in Construction
Wildwood Elementary School Annex (Partial Undertaking)	ES	3,250,000	3,250,000	3,250,000	-	0.00%	-	0.00%	2015	Project in Design. Current Budget Authority for Partial Undertaking. Total Project Budget projected at \$16.1M. Current Budget Authority for Partial Undertaking. Total Project Budget projected at \$15.8M
Oriole Park Elementary School Annex (Partial Undertaking)	ES	4,000,000	4,000,000	4,000,000	-	0.00%	-	0.00%	2015	
Payton College Prep High School Annex (Partial Undertaking)	ES	3,750,000	3,750,000	3,750,000	-	0.00%	-	0.00%	2016	Project in Design. Current Budget Authority for Partial Undertaking. Total Project Budget projected at \$20M.
Lincoln Elementary School Annex (Partial Undertaking)	ES	4,600,000	4,600,000	4,600,000	-	0.00%	-	0.00%	2015	Project in Design. Current Budget Authority for Partial Undertaking (Planning & Design) Only. Total Project projected at \$20M.
Southeast Area Elementary School (Undertaking)	ES	35,000,000	35,000,000	35,000,000	-	0.00%	-	0.00%	TBD	Project in Design. Undertaking Budget Authority for Design & Construction. Final budget pending final scope and design.
Chicago Public Schools Subtotal		208,400,000	208,400,000	208,397,569	2,431	0.00%	2,431	0.00%		
Retrofit One (Undertaking)	CoC	1,090,000	1,090,000	1,090,000	-	0.00%	-	0.00%	2015	Project in Design.
Chicago Children's Advocacy Center Addition	CoC	9,000,000	9,000,000	8,976,715	23,285	0.26%	23,285	0.26%	2014	Project In Construction
Lindblom Math and Science Academy Parking Lot (Formulation)	CoC	500,000	500,000	500,000	-	0.00%	-	0.00%	TBD	Project in Planning
Other City of Chicago Subtotal		10,590,000	10,590,000	10,566,715	23,285	0.22%	23,285	0.22%		
Albany Park Branch Library	CPL	15,000,000	14,773,728	13,941,545	1,058,455	7.06%	832,183	5.63%	2014	Project in Construction
Chinatown Branch Library	CPL	15,600,000	19,100,000	19,100,000	(3,500,000)	-22.44%	0	0.00%	2015	Project in Construction
Chicago Public Libraries Subtotal		30,600,000	33,873,728	33,041,545	(2,441,545)	-7.98%	832,183	2.46%		
MWRD/PBC Engery Efficiency Program (Formulation)	MWRD	584,902	584,902	384,901	200,001	34.19%	200,001	34.19%	TBD	Project in Planning
MWRD Subtotal		584,902	584,902	384,901	200,001	34.19%	200,001	34.19%		
Total Active PBC Capital Construction Projects with Signed Formulation/Undertaking Budgets¹		250,174,902	253,448,630	252,390,730	(2,215,828)	-0.89%	1,057,900	0.42%		

Notes:

- Report includes Active PBC Capital Construction Projects in Planning, Design, and Construction with approved Formulations and/or Undertakings.
- Revised budget includes client directed changes in scope
- Full Undertaking Funding for Wildwood, Oriole Park, Payton, and Lincoln pending BOE Approval.

Variance Current Projection to PBC Original Budgets

Variance Current Projection to Revised Budgets for Undertaken Projects



ACTIVE INTEGRATED SURVEILLANCE PROGRAM - COST STATUS REPORT (Without User Agency)

City of Chicago

Cook County

PROJECT NAME	TYPE	PBC Original Undertaking Budget (1)	Current PBC Budget (Original + Approved / Pending Revisions) (2)	Current Projection (Estimate at Completion) 6/30/14 (3)	Variance Current Projection to Undertaking Budget (4) = 1 - 3		Variance Current Projection to Current Budget (5) = 2 - 3		Current Projected Completion	Project Status
OEMC CIP UT 56 Gunshot Detection Subscription Renewal	CoC	205,846	205,846	204,846	1,000	0.49%	1,000	0.49%	2014	Project in Design
OEMC CIP UT58 Access Control System Upgrade	CoC	150,000	150,000	23,125	126,875	84.58%	126,875	84.58%	2014	Project in Design
OEMC CIP UT70 Soldier Field Cameras Upgrades	CoC	975,000	975,000	86,875	888,125	91.09%	888,125	91.09%	2014	Project in Construction
OEMC CIP UT69 Bloomingdale Trail Surveillance	CoC	641,675	641,675	394,562	247,113	38.51%	247,113	38.51%	2015	Project in Design
OEMC CIP UT72 OVS/CPD LPR Data Analytics	CoC	312,963	312,963	310,955	2,008	0.64%	2,008	0.64%	2014	Project in Planning
OEMC CIP UT73 Public Safety Camera System Maintenance Repair	CoC	500,000	500,000	492,100	7,900	1.58%	7,900	1.58%	2014	Project in Design
OEMC CIP UT29 Security Camera Maintenance	CoC	5,406,312	5,406,312	4,820,940	585,372	10.83%	585,372	10.83%	2014	Project in Construction
OEMC CIP UT31 Security Camera Network Enhancement	CoC	1,410,017	773,986	179,514	1,230,503	87.27%	594,471	76.81%	2014	Project in Construction
OEMC CIP UT35 City Facility Security Camera Maintenance	CoC	100,000	100,000	97,199	2,801	2.80%	2,801	2.80%	2014	Project in Construction
OEMC CIP UT54 Camera Life Cycle Replacement	CoC	5,678,000	5,678,000	5,678,000	(0)	0.00%	(0)	0.00%	2014	Project in Design
OEMC CIP UT55 OVS Security Camera Network Maintenance	CoC	5,998,500	5,998,500	5,997,483	1,017	0.02%	1,017	0.02%	2015	Project in Design
OEMC CIP UT59 OVS Camera Cover Enhance	CoC	2,500,000	2,500,000	2,489,246	10,754	0.43%	10,754	0.43%	2014	Project in Design
OEMC CIP UT60 Harden OVS Fiber Route	CoC	1,200,000	1,200,000	810,000	390,000	32.50%	390,000	32.50%	2014	Project in Planning
OEMC CIP UT61 CFD Bandwidth Enhancement	CoC	916,000	916,000	817,433	98,567	10.76%	98,567	10.76%	2014	Project in Planning
City of Chicago Subtotal		25,994,313	20,742,282	18,285,599	3,092,714	11.90%	2,456,682	11.84%		
DHSEM Emergency Operations Center (West Aloha Li)	CC	240,000	240,000	238,389	1,611	0.67%	1,611	0.67%	2014	Project in Design
DHSEM Emergency Response Center (W/N/S)	CC	375,000	375,000	372,430	2,570	0.69%	2,570	0.69%	2014	Project in Design
Cook County Subtotal		615,000	615,000	610,819	4,181	0.68%	4,181	0.68%		

Total Active PBC Integrated Surveillance Program Projects with Signed Formulation and/or Undertaking Budgets¹	26,609,313	25,973,282	23,013,097	3,596,216	13.51%	2,960,184	11.40%
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- Notes:
- Report includes Active PBC Capital Construction Projects in Planning, Design, and Construction with approved Formulations and/or Undertakings
 - Revised budget includes client directed changes in scope

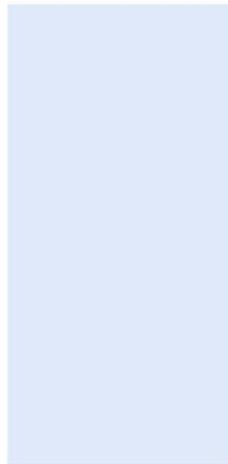
Variance Current Projection to PBC Original Undertaking Budgets for Undertaken Projects

Variance Current Projection to PBC Revised Budgets for Undertaken Projects



Q2 2014 Quarterly Staff Report

3. Program Cost Effectiveness Report



Construction Change Order Percentage, Q2 2014 Report

January 1, 2013 Through Current (6/30/14)

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General Construction

Project	Original Contract Award (Including Contingency & Allowance)	Original Base Construction Amount	Approved Changes	Approved Change % from Original Base Construction Value	Projected Changes	Total Approved and Projected Changes	Projected Change % from Original Base Construction Value
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Chicago Public Schools New Construction

Jones College Prep Replacement HS	\$ 90,980,000.00	\$ 88,180,000.00	\$ 1,738,588.00	2.0%	\$ 2,285,231.00	\$ 4,023,819.00	4.6%
Back of the Yards HS	\$ 63,822,440.00	\$ 61,322,440.00	\$ 1,623,814.00	2.6%	\$ 278,030.00	\$ 1,901,844.00	3.1%
Subtotal	\$ 154,802,440.00	\$ 149,502,440.00	\$ 3,362,402.00	2.2%	\$ 2,563,261.00	\$ 5,925,663.00	4.0%

Chicago Public Schools Linked Annexes & Additions

Onahan ES Annex	\$ 8,736,775.00	\$ 8,136,775.00	\$ 46,012.95	0.6%	\$ 1,000.00	\$ 47,012.95	0.6%
Durkin ES Annex	\$ 9,747,000.00	\$ 9,122,000.00	\$ (7,590.17)	-0.1%	\$ (39,166.00)	\$ (46,756.17)	-0.5%
Stevenson ES Annex	\$ 10,179,000.00	\$ 9,579,000.00	\$ 831,615.48	8.7%	\$ (3,745.00)	\$ 827,870.48	8.6%
Edison Park ES Annex	\$ 10,403,082.00	\$ 9,828,082.00	\$ 48,682.24	0.5%	\$ 171,649.00	\$ 220,331.24	2.2%
Hale ES Annex	\$ 11,487,000.00	\$ 10,912,000.00	\$ 462,126.19	4.2%	\$ 53,738.84	\$ 515,865.03	4.7%
Bell ES Addition	\$ 7,256,000.00	\$ 6,946,000.00	\$ 193,738.41	2.8%	\$ 524,261.20	\$ 717,999.61	10.3%
Coonley ES Addition	\$ 10,777,000.00	\$ 10,452,000.00	-	0.0%	\$ 561,158.45	\$ 561,158.45	5.4%
Oriole Park ES Annex	\$ 11,889,000.00	\$ 11,439,000.00	-	0.0%	-	-	0.0%
Subtotal	\$ 80,474,857.00	\$ 76,414,857.00	\$ 1,574,585.10	2.1%	\$ 1,268,896.49	\$ 2,843,481.59	3.7%

Chicago Public Schools Renovation

Chicago Vocational Career Academy Phase I	\$ 55,764,000.00	\$ 50,974,000.00	-	0.0%	\$ 217,131.08	\$ 217,131.08	0.4%
Higgins ES Roof Replacement	\$ 1,512,000.00	\$ 1,462,000.00	\$ 66,339.00	4.5%	-	\$ 66,339.00	4.5%
Lake View HS Renovation	\$ 6,256,800.00	\$ 5,956,800.00	\$ 237,772.29	4.0%	\$ 15,520.20	\$ 253,292.49	4.3%
Jones College Prep Reno Existing HS - Phase I	\$ 2,864,000.00	\$ 2,564,000.00	\$ 51,363.00	2.0%	\$ 27,211.00	\$ 78,574.00	3.1%
Jones College Prep Reno Existing HS - Phase II	\$ 3,699,800.00	\$ 3,549,800.00	-	0.0%	\$ 124,525.00	\$ 124,525.00	3.5%
Subtotal	\$ 70,096,600.00	\$ 64,506,600.00	\$ 355,474.29	0.6%	\$ 384,387.28	\$ 739,861.57	1.1%

Chicago Public Schools Site Development

Turf Field by NTA	\$ 3,149,570.00	\$ 2,849,570.00	-	0.0%	-	-	0.0%
Subtotal	\$ 3,149,570.00	\$ 2,849,570.00	-	0.0%	-	-	0.0%

Public Libraries

Chinatown Branch Library (Design Build)	\$ 10,000,000.00	\$ 8,452,600.00	-	0.0%	\$ 255,000.00	\$ 255,000.00	3.0%
Edgewater Branch Library	\$ 7,614,000.00	\$ 7,249,000.00	\$ 535,308.19	7.4%	-	\$ 535,308.19	7.4%
Albany Park Branch Library	\$ 7,915,000.00	\$ 7,515,000.00	\$ 219,994.37	2.9%	\$ 153,841.46	\$ 373,835.83	5.0%
Subtotal	\$ 25,529,000.00	\$ 23,216,600.00	\$ 755,302.56	3.3%	\$ 408,841.46	\$ 1,164,144.02	5.0%

Other City of Chicago

Chicago Children's Advocacy Center Addition	\$ 7,145,034.00	\$ 6,845,034.00	\$ 13,282.05	0.2%	\$ 104,623.00	\$ 117,905.05	1.7%
Subtotal	\$ 7,145,034.00	\$ 6,845,034.00	\$ 13,282.05	0.2%	\$ 104,623.00	\$ 117,905.05	1.7%

Construction Change Order Percentage, Q2 2014 Report

January 1, 2013 Through Current (6/30/14)



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General Construction

Project	Original Contract Award (Including Contingency & Allowance)	Original Base Construction Amount	Approved Changes	Approved Change % from Original Base Construction Value	Projected Changes	Total Approved and Projected Changes	Projected Change % from Original Base Construction Value
Park District							
Ping Tom Park Field House	\$ 11,839,000.00	\$ 11,750,677.00	\$ 792,477.51	6.7%	\$ -	\$ 792,477.51	6.7%
Subtotal	\$ 11,839,000.00	\$ 11,750,677.00	\$ 792,477.51	6.7%	\$ -	\$ 792,477.51	6.7%
Total	\$ 353,036,501.00	\$ 335,085,778.00	\$ 6,853,523.51	2.0%	\$ 4,730,009.23	\$ 11,583,532.74	3.5%

Data Source:

Budget Control System (Primavera Contract Management) as of the 06/30/14 Data Date

Note:

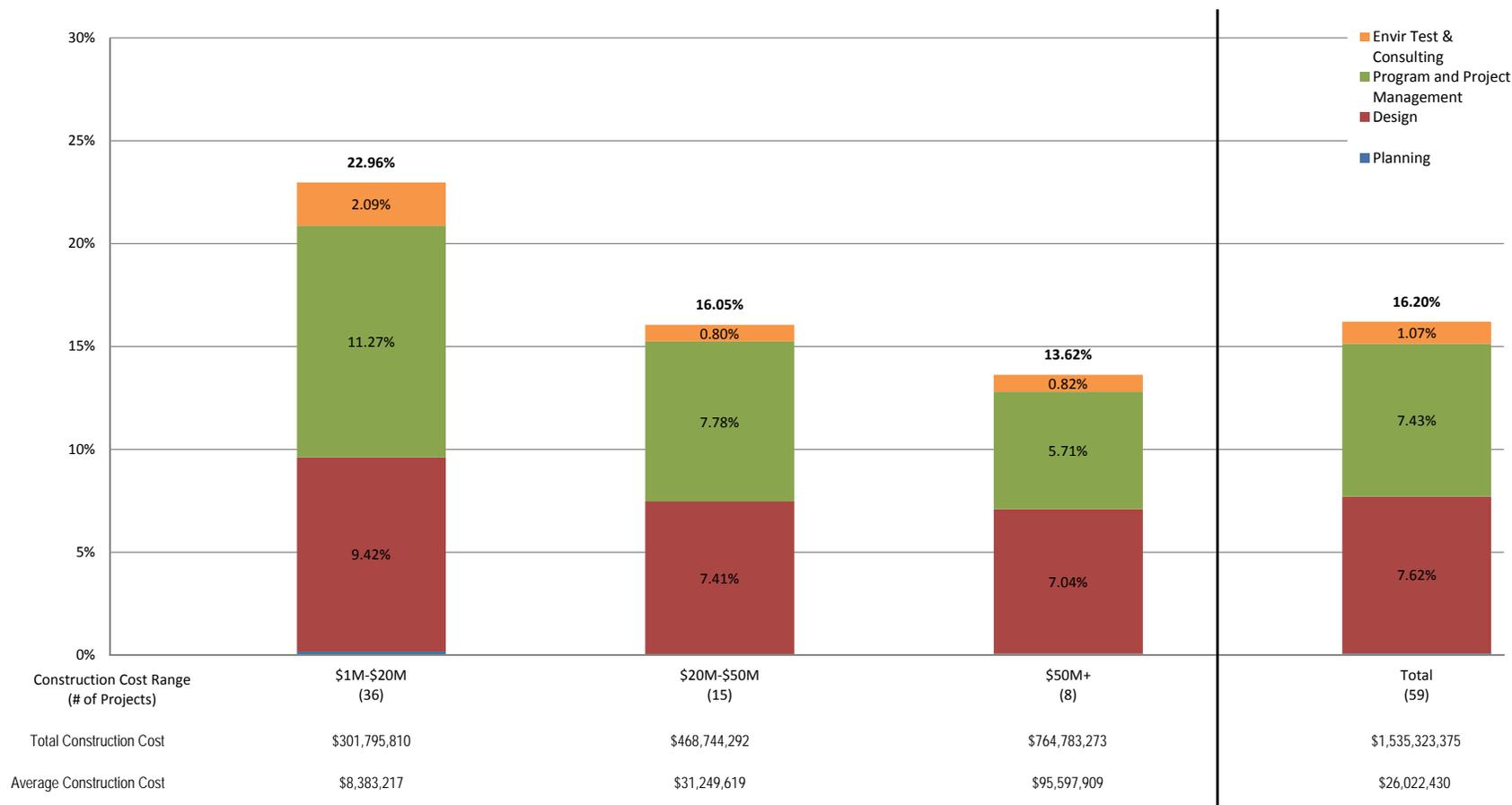
- 1.) Report includes projects substantially complete as of January 2013 to December 31, 2013 as well as any projects currently under construction
- 2.) Report does not include JOC and Technology projects

Program Cost Effectiveness Report *(Q2 2014)*

Indirect Costs as a Percentage of Construction Costs *(by cost range)*



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Data Set Criteria: PBC managed the design
 Total construction value is greater than \$1,000,000
 Substantial completion achieved prior to the 06/30/14 Data Date

Data Source: Budget Control System (Primavera Contract Management) EAC as of the 06/30/14 Data Date
 Note: Indirect Costs = Planning (1.01-1.07), Envir. Test & Consulting (3.01, 3.03, 3.07), Design (4.01-4.11, 4.13), Program and Project Management (5.01-5.10) including PBC Admins
 Construction Costs = Demolition (2.09), Utility Relocation (2.11), Site Prep. (3.06), and General Construction (6.01 - 6.10)

Program Cost Effectiveness Report (Q2 2014)
 Indirect Costs Project List

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\$50M+ Construction Cost Projects

- 1 Westinghouse Replacement High School
- 2 South Shore High School
- 3 Kelly Curie Gage Park High School (Solario Academy)
- 4 31st Street Harbor
- 5 Southwest Area High School (Goode STEM Academy)
- 6 Jones College Prep Replacement HS
- 7 Back of the Yards College Prep HS and Library
- 8 CPS School Investment Program

\$20-50M Construction Cost Projects

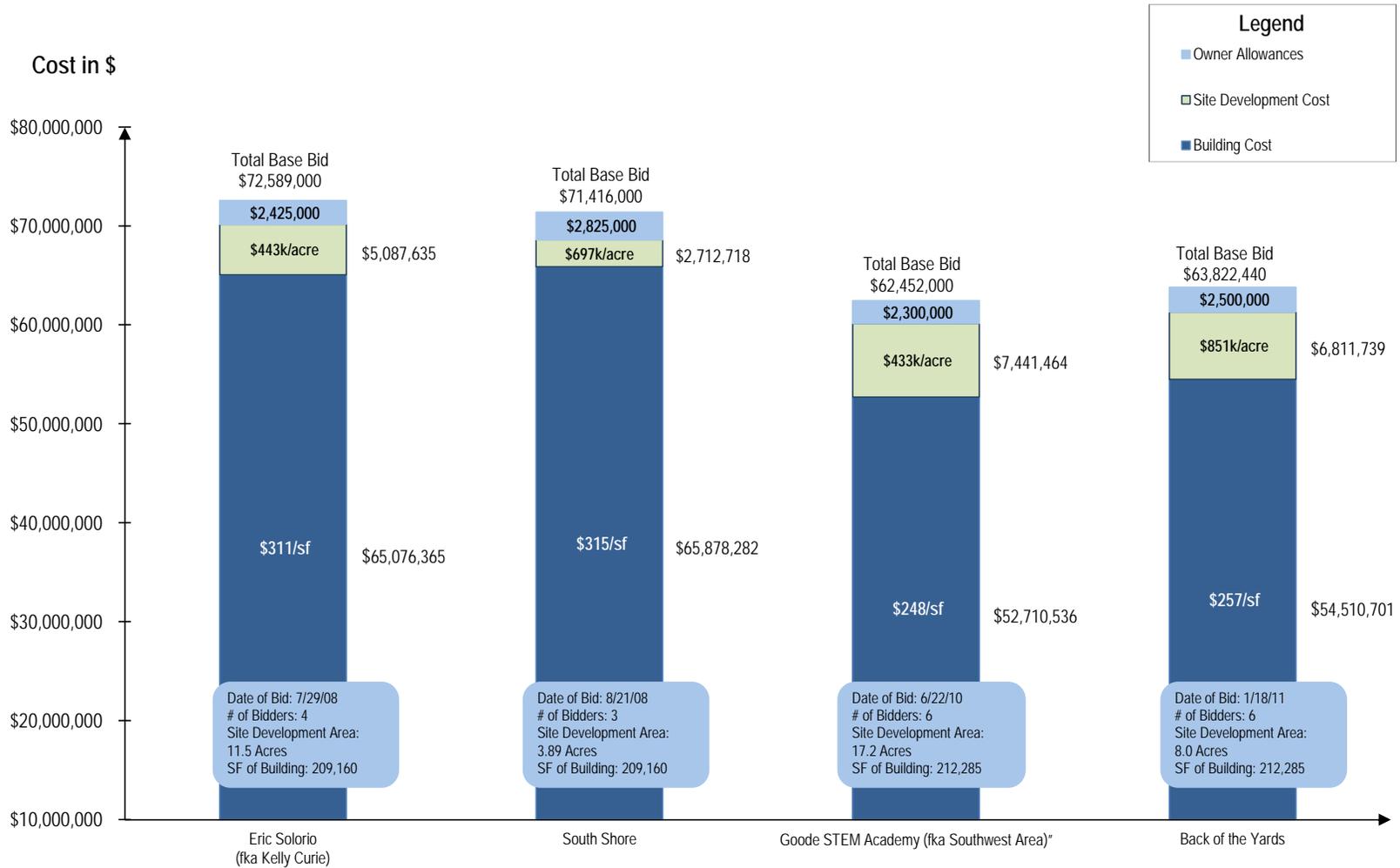
- 1 Ogden International School of Chicago
- 2 Gwendolyn Brooks HS Additions (Southside Area HS)
- 3 Langston Hughes/Davis Developmental Replacement ES
- 4 Southwest Area Middle School (Hernandez Middle School)
- 5 Belmont Cragin Elementary School (Prieto Math & Science Academy)
- 6 23rd District Police Station
- 7 9th District Police Station
- 8 Brighton Park II Area Elementary School (Shields Middle School)
- 9 Brighton Park I Area Elementary School (Calmeca Academy)
- 10 Mark T. Skinner Replacement School
- 11 Boone Clinton Area Elementary School (West Ridge ES)
- 12 Lee/Pasteur/Hurley Area Elementary School (Azuela ES)
- 13 Avondale Irving Park Area Elementary School (Lorca ES)
- 14 Powell Paideia Academy
- 15 12th District Police Station

\$1-20M Construction Cost Projects

- 1 Vehicle Maintenance Facility
- 2 Sauganash Elementary School Addition
- 3 Garvy Elementary School Addition
- 4 Engine Company 109
- 5 Wellington ES Renovation (Marvin Camras ES)
- 6 Taylor-Lauridsen Field House and Park
- 7 Mt. Greenwood ES Linked Annex
- 8 Marshall School Campus Park
- 9 Richard M. Daley Branch Library (West Humboldt Branch Library)
- 10 Jesse Owens Field House and Park
- 11 Little Village / Marshall Square Branch Library
- 12 Greater Grand Crossing Branch Library
- 13 Collins High School Renovation
- 14 Haas Field House
- 15 Dunning Branch Library
- 16 Valley Forge Field House
- 17 Norwood Park Senior Center
- 18 Bontemps School Campus Park
- 19 Engine Company 16
- 20 Michael Reese Hospital Demolition
- 21 Edgebrook Elementary School Addition
- 22 Air Force Academy
- 23 Douglas Park Turf
- 24 Humboldt Park Library Renovation and Addition
- 25 Rosenblum Park Redevelopment
- 26 Onahan Elementary School Linked Annex
- 27 Durkin Elementary School Linked Annex
- 28 Henderson Elementary School Renovation
- 29 Peck Elementary School Renovation
- 30 Stevenson Elementary School Linked Annex
- 31 Edgewater Branch Library
- 32 Higgens ES Roof Replacement
- 33 Ping Tom Memorial Park Field House
- 34 Hale Elementary School Linked Annex
- 35 Edison Elementary School Linked Annex
- 36 Bell Elementary School Addition

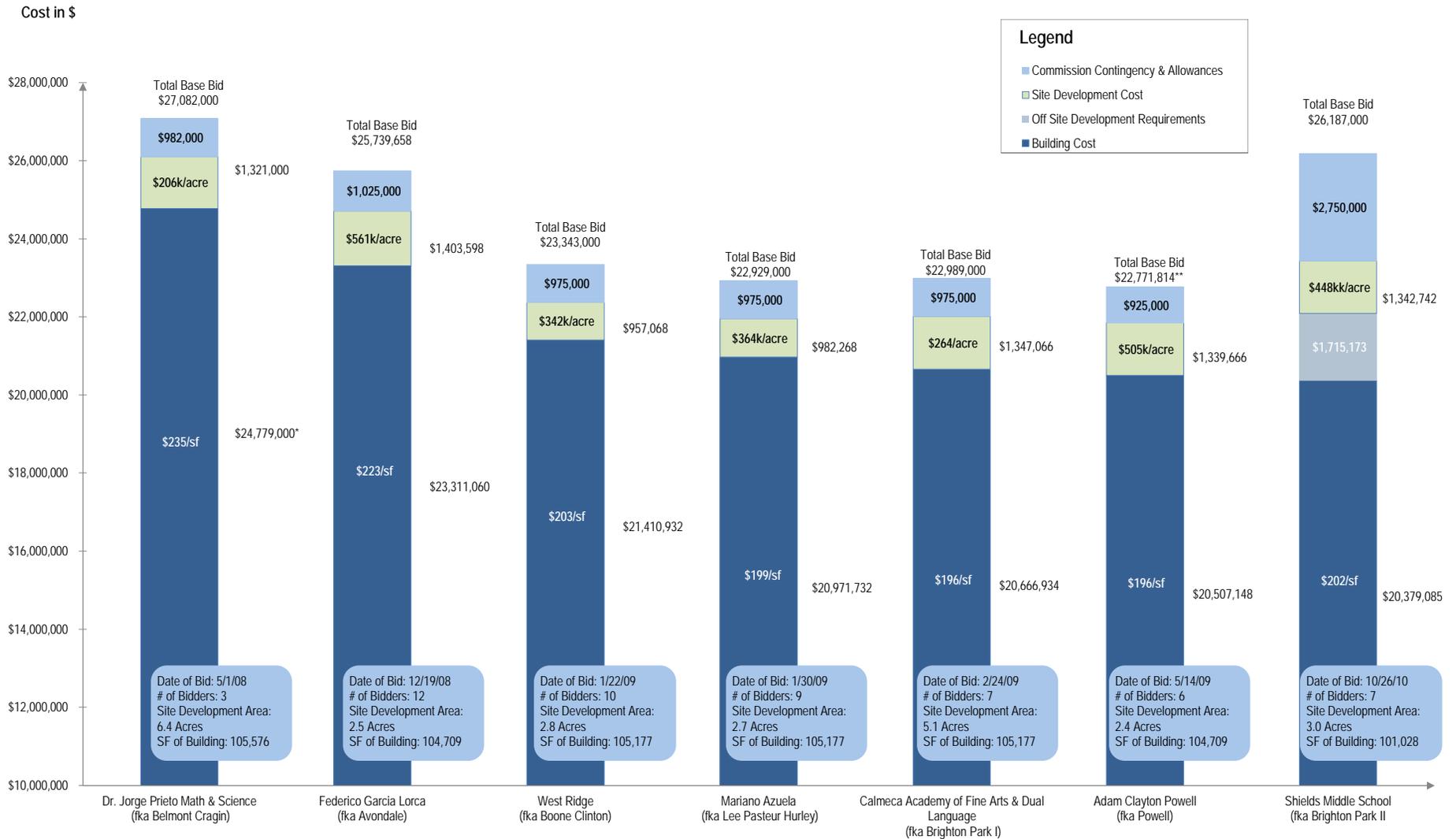
Market Conditions Report - Prototype High Schools (Q2 2014)

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Market Conditions Report - Prototype Elementary Schools (Q2 2014)

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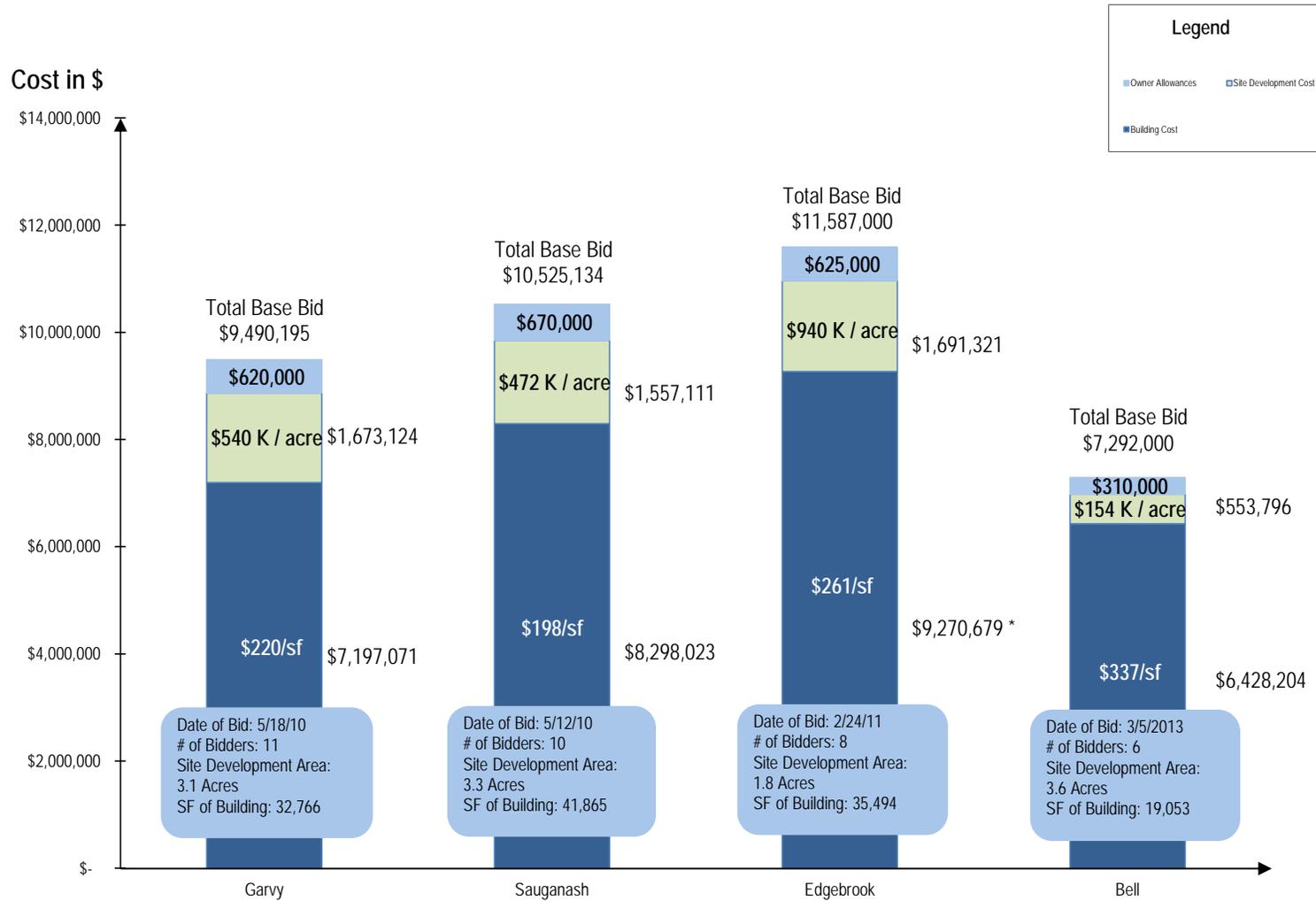


* Includes \$118k allowance for project acceleration.

** Total Base Bid of \$26,000,000 includes \$3,228,186 for site preparation and was adjusted in this report for comparison purposes to \$22,771,814 = \$26,000,000 - \$3,228,186.

Market Conditions Report - Elementary School Additions (Q2 2014)

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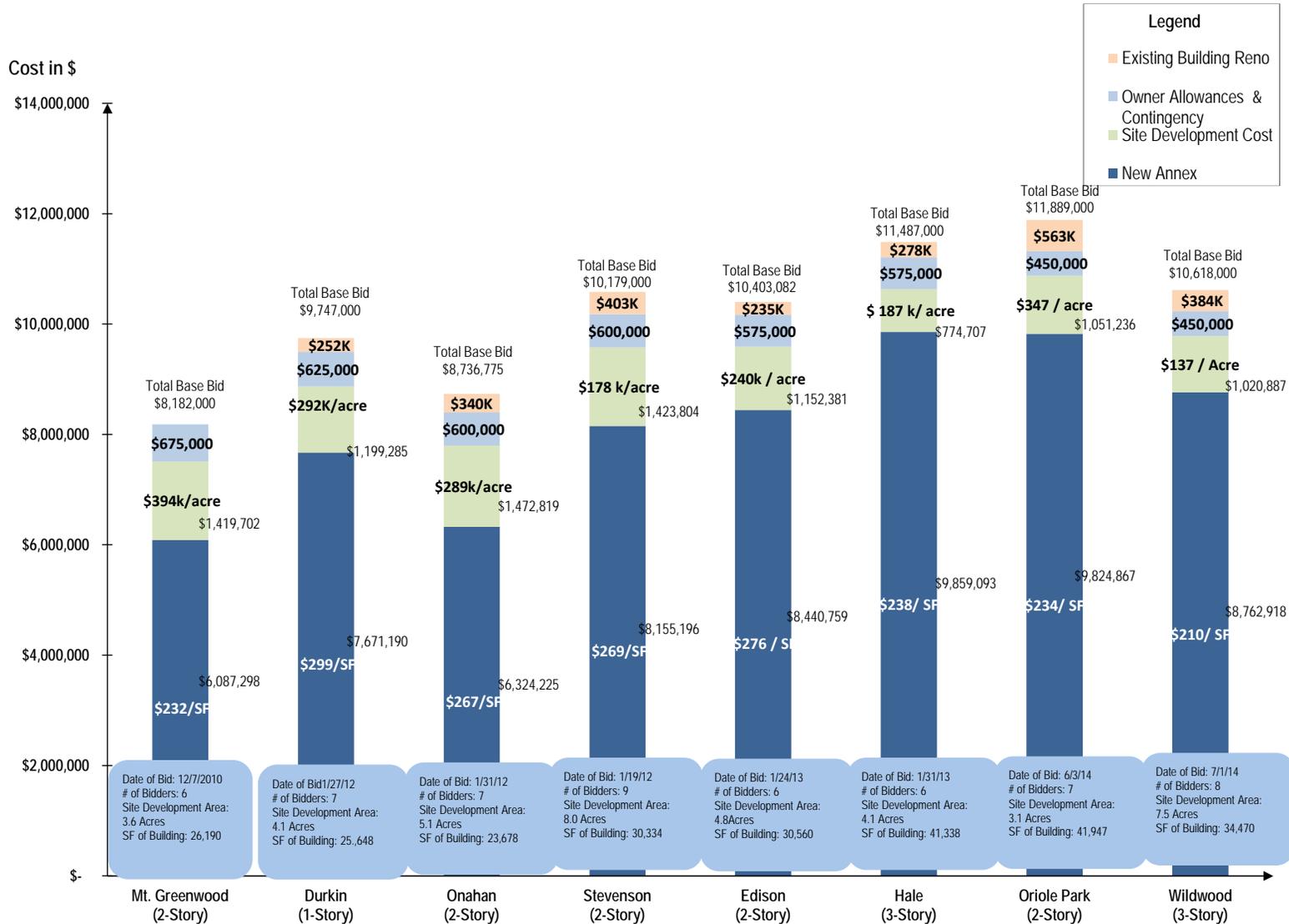
* Includes caisson foundation system.

** Additions are not prototypical, therefore they have variance in square footage.

Market Conditions Report - Elementary School Annexes (Q2 2014)

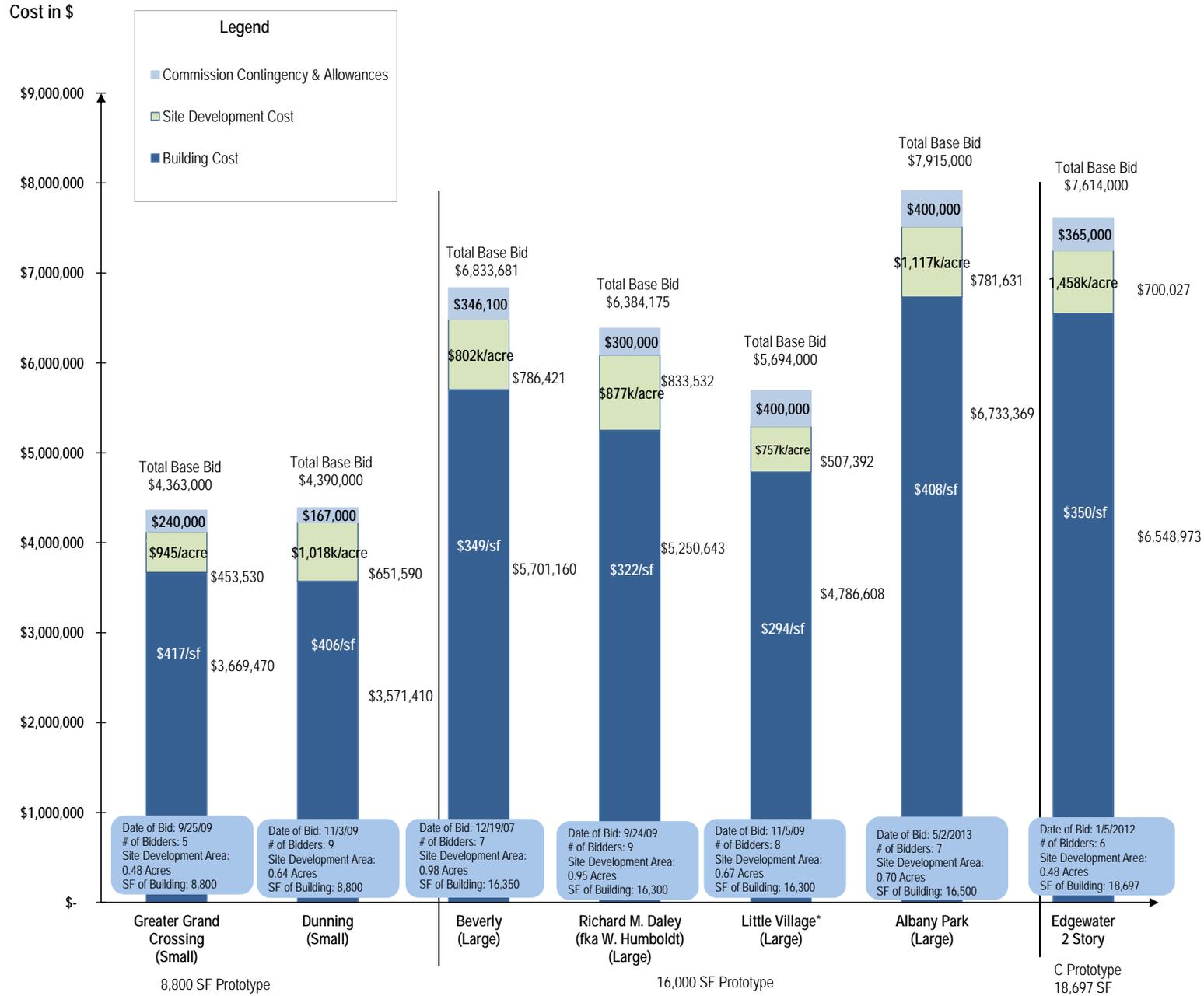


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* Caisson work is included in the Mt. Greenwood Site Development cost.
 * New CPS Design Standards developed by CPS and PBC for Oriole Park and Wildwood

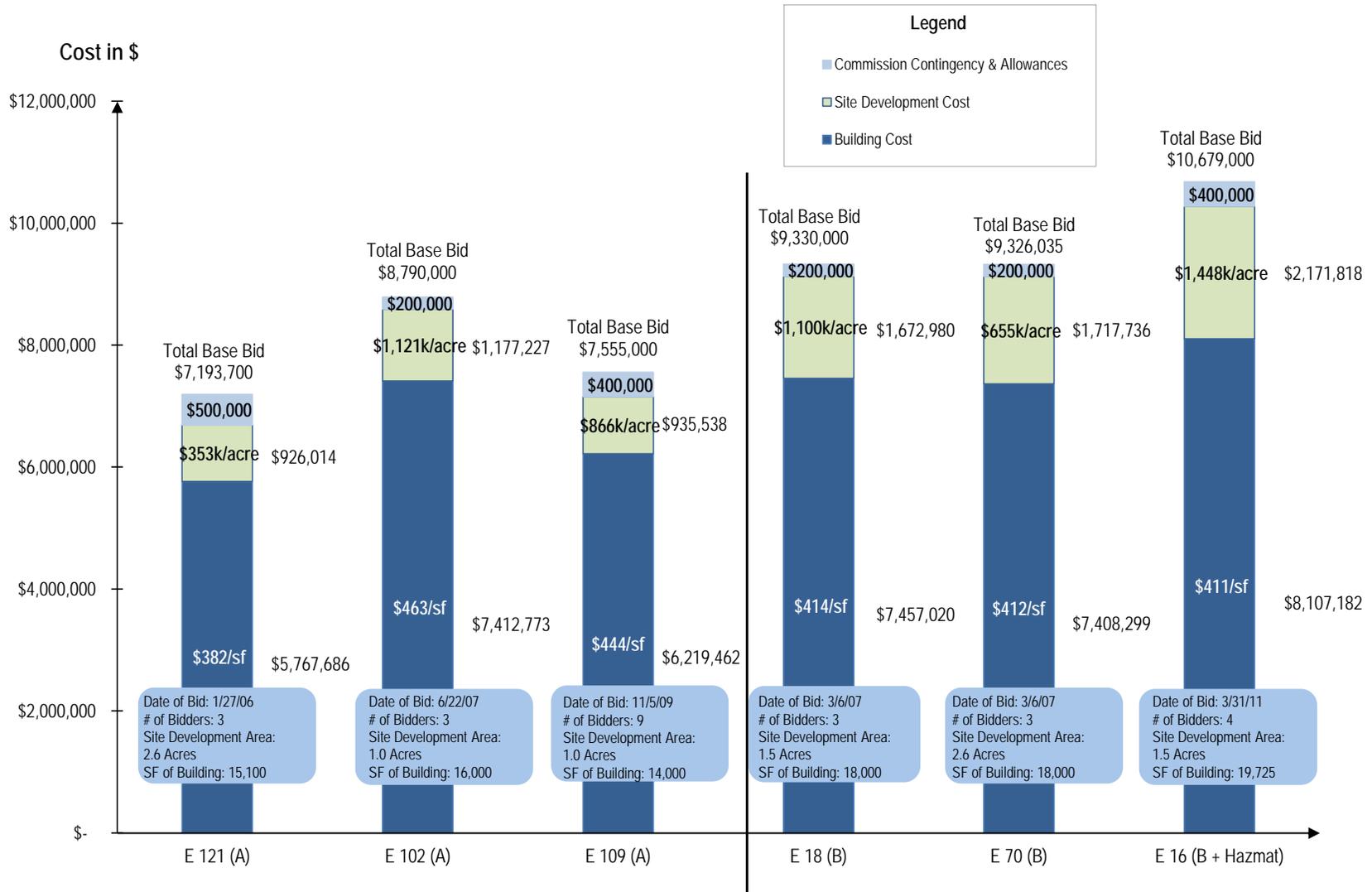
Market Conditions Report - Prototype Libraries (Q2 2014)



Market Conditions Report - Prototype Fire Houses (Q2 2014)

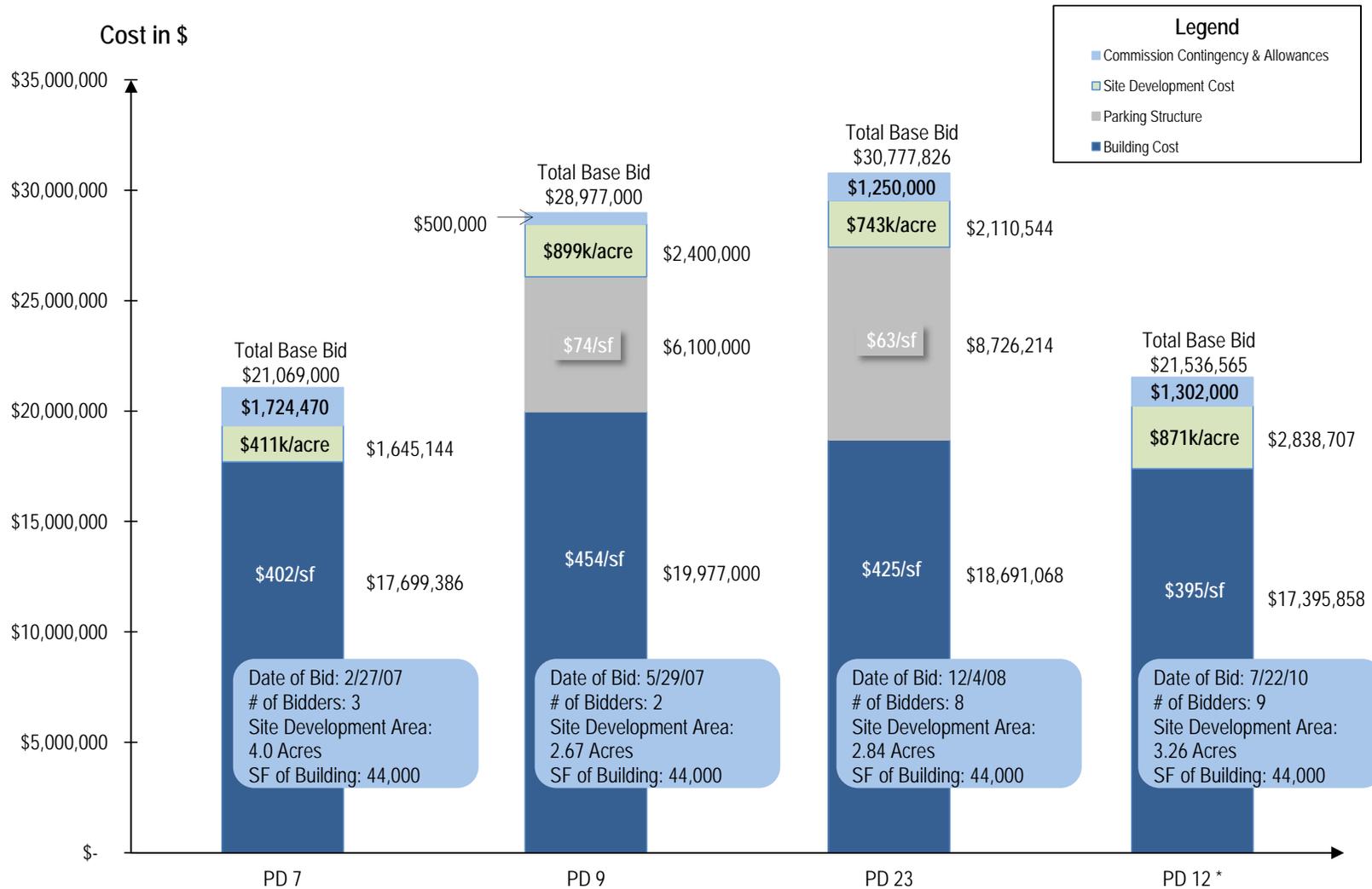


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Market Conditions Report -Prototype Police Stations (Q2 2014)

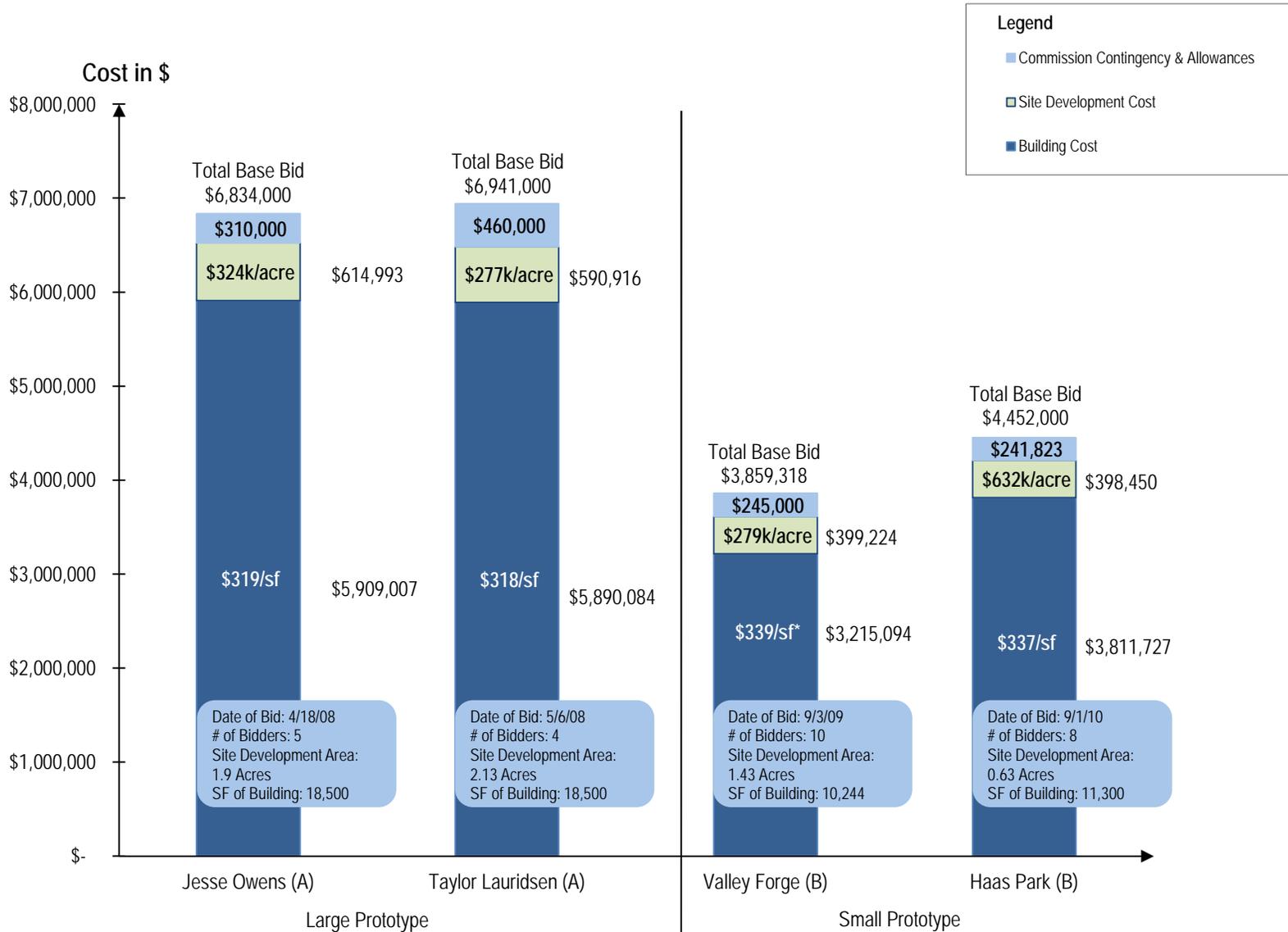
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* Includes geothermal and rainwater harvesting and communication tower technology.

Market Conditions Report - Prototype Fieldhouses (Q2 2014)

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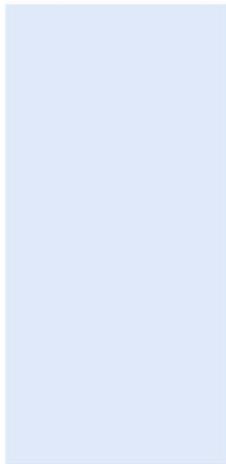


* Includes change order of \$25/sf for geothermal and rain harvesting systems.



Q2 2014 Quarterly Staff Report

4. Active Project Status



June 2014 Monthly Report
Program Forecast
(Date Date: 06/30/14)



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Project Name	Address	Current Ward	New Ward (2015)	Issue for Bid	Award Date	Construction Phase Start (Notice to Proceed)	Construction Phase Finish (Scheduled Substantial Completion)	Facility Opening
Projects in Construction								
Bell Elementary School Addition	3730 N. Oakley Ave.	47	47	2/8/2013	3/13/2013	3/28/2013	2/14/14 - Bldg July 2014- Existing Bldg Renovation	March 2014
Jones College Prep High School Interior and Exterior Renovation, MEP and Roof Replacement - Phase II	606 S. State St.	2	4	3/21/2013	5/15/2013	5/28/2013	7/11/14	N/A
Albany Park Branch Library	3401 W. Foster	39	39	3/21/2013	5/15/2013	5/30/2013	7/15/2014	Summer 2014
Coonley Elementary School Addition	4046 N. Leavitt	47	47	11/1/2013	12/11/2013	1/2/2014	8/5/14 - Bldg 10/5/14 - Sitework	September 2014
Chicago Vocational Career Academy Renovation (CVCA) Phase I	2100 E 87th Street	8	8	1/17/2014	2/12/2014	3/5/2014	8/15/14 (Milestone I: Interior Program) 12/19/14 (Milestone II: MEP, Exterior, Site)	September 2014 (Interior Program)
Turf Field by NTA	23rd/24th & Federal/Dearborn	3	3	4/8/2014	5/14/2014	5/30/2014	8/28/2014	Field: August 2014 Landscaping: October 2014
Chicago Children's Advocacy Center Addition	1240 S. Damen Ave.	2	28	8/21/2013	10/1/2013	10/15/2013	11/21/2014	December 2014
Chinatown Branch Library (Design-Build)	2100 S. Wentworth Ave.	25	25	2/11/2013 (Design Build Procurement)	8/21/2013 (Design Build Procurement)	1/29/14* (NTP Issued)	June 2015	Summer 2015
Oriole Park Elementary School Annex	5424 N. Oketo Ave.	41	41	5/6/2014	6/11/2014	7/02/14	8/18/15	September 2015
Projects in Design								
Wildwood World Magnet School Annex	6950 N. Hiawatha	41	41	6/3/2014	7/8/2014	July 2014	July 2015	September 2015
Lincoln Elementary School Annex	615 West Kemper Pl.	43	43	7/29/14	9/9/14	September 2014	July 2015	September 2015
Chicago Vocational Career Academy Renovation (CVCA) Phase II	2100 E. 87th St.	8	8	11/14/2014	1/13/15	1/29/2015	August 2015	N/A
Payton College Preparatory High School	1034 N. Wells St.	27	27	8/19/14	10/2/14	October 2014	October 2015	January 2016
Southeast Area Elementary School	105th St. & Indianapolis Ave.	10	10	TBD	TBD	TBD	TBD	TBD
Retrofit One (Design-Build)	Multiple Locations	N/A	N/A	N/A	N/A	April 2014	April 2015	N/A
Projects in Planning								
Southwest Area Elementary School	60th & Karlov	13	23	TBD	TBD	TBD	TBD	TBD
Lindblom Math and Science Academy Parking Lot	6100 S. Winchester Ave.	15	16	TBD	TBD	TBD	TBD	TBD
Metropolitan Water Reclamation District (MWRD)/PBC Energy Efficiency Program	Multiple Locations	N/A	N/A	TBD	TBD	TBD	TBD	TBD

* Projected dates pending Land Acquisition/ROE

The projects listed below are in Pre-Planning and not included in the list above:

15 Integrated Surveillance System Projects

3 Chicago Public Schools Projects

4 Cook County Projects



Public Building Commission of Chicago

Monthly Project Status Report: June 30, 2014



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Individual Project Listings

Chicago Public Schools

05530	Bell Elementary School Addition	4
05620	Chicago Vocational Career Academy (CVCA)	5
05680	Coonley Elementary School Addition	6
05267	Jones College Prep HS Interior and Exterior Renovation, MEP and Roof Replacement	7
05740	Lincoln Elementary School Annex	8
05720	Oriole Park Elementary School Annex	9
05311	Southeast Area Elementary School	10
05660	Southwest Area Elementary School	11
05268	Turf Field by NTA	12
05730	Walter Payton College Preparatory High School Annex	13
05710	Wildwood World Magnet School Annex	14

City of Chicago

04011	Chicago Children's Advocacy Center Addition	15
04415	Lindblom Math and Science Academy Parking Lot	16
04290	Retrofit One	17

Chicago Public Library

08130	Albany Park Branch Library	18
08150	Chinatown Branch Library	19

Metropolitan Water Reclamation District of Chicago

14030	Metropolitan Water Reclamation District (MWRD)/PBC Energy Efficiency Program	20
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Bell Elementary School Addition



Last Updated: Jun 30, 2014
Address: Existing
Location: 3730 North Oakley Avenue
Ward & Alderman: 47 - Ameya Pawar
IL Rep & District: 11 - Ann M. Williams
IL Senator & District: 06 - John J. Cullerton

Project Number: 05530

County Board District & Commissioner: John A. Fritchey, 12th District
Community Area & Area Name: North Center
City: Chicago



Project Description

This project consists of a new addition on the south side of the existing school and specific renovations on the interior of the existing 1900's building. The addition is a multi-story steel frame with masonry and curtain wall exterior walls. The addition will consist of a new full cooking kitchen and dining space on the first floor and new science lab, art room, and music rooms above.



Project Participants

Project Manager: Andy Horn
Architect of Record: SMNG-A
General Contractor: Wight Construction Services, Inc.

PM Status Report

Phase: Construction

Phase Percent Complete

98%

Punch list work in the new addition and for Milestone 3 Library/Nurse Office Renovations is in progress. Commissioning for the new addition will be performed during the Summer. Milestone 4 Library to Classroom E106 Renovations is currently in progress.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			N/A
Site Preparation:			N/A
Design:	07/10/12		Complete
Bid and Award:	02/08/13	03/13/13	Complete
Construction:	03/28/13	02/14/14	Complete
Facility Opening:	03/17/14		Bldg: March 2014. Interior Renovations: July 2014

Chicago Vocational Career Academy (CVCA)



Last Updated: Jun 30, 2014
Address: Existing
Location: 2100 E. 87th Street
Ward & Alderman: 08 - Michelle Harris
IL Rep & District: 33 - Marcus C. Evans, Jr.
IL Senator & District: 17 - Donne E. Trotter

Project Number: 05620

County Board District & Commissioner: Jerry Butler, 3rd District
Community Area & Area Name: Avalon Park
City: Chicago



Project Description

The Project implements the redevelopment of the existing Chicago Vocational Career Academy (CVCA) school and will consist of the abatement and demolition of the Anthony Wing, interior renovations of the built 1940 existing facility, MEP upgrades including to the central plant, exterior façade repairs, roof replacements, landscaping, right-of-way improvements, along with site development with restoration work. Program renovations will be provided in support of STEM (Science, Technology, Engineering, and Math) and Career-to-Education (CTE) programs (Navistar, Culinary, Cosmetology, Carpentry, Allied Health, and Horticulture). Site development includes environmental management, civil and landscape work.



Project Participants

Project Manager: James Holland
Architect of Record: DLR Group
General Contractor: Sollitt/Oakley Joint Venture (Phase I)

PM Status Report

Phase: Construction

Phase Percent Complete

40%

Abatement of Lower Level and 1st and 2nd Floors; Hydronic piping installation; Electrical Demo; Electrical Rough; New Gears and Transformer work at New Elect Room; Plumbing Rough; Boiler Room MEP Prep; HVAC Supply Ductwork; Masonry mobilized at Area A, B, C, D, E, F, G, H, J, K, and L; Brick replacement is ongoing at A, B, C, J, K and L; Brick removal for structural investigation ongoing; Structural Steel repairs/plating; Roof demolition and temporary installation is ongoing; Structural Steel framing at Roof penetrations; Pre-TAB Activities; BAS controls rough-in; Exterior Concrete demo, excavation and replacement is ongoing;

Project Schedule

Project Milestone	Start Date (Phase I)	End Date (Phase I)	Start Date (Phase II)	End Date (Phase II)	Status
Land Acquisition					N/A
Demolition					N/A
Public Right of Way Amendments					N/A
Site Preparation					N/A
Design	4/26/2013	1/2/2014	3/3/2014	11/12/2014	Phase I - Complete Phase II - Underway
Bid and Award	1/17/2014	2/12/2014	11/14/2014	1/13/2015	Phase I - Complete Phase II - Projected
Construction	3/5/2014	8/15/14 (Inter. Renovation & Program) 12/19/2014 (MEP & Ext.)	1/29/2015	8/31/2015	Phase I - Underway Phase II - Projected
Facility Opening					Phase I Interior Program Renovations Projected for Completion for September 2014 School Opening

Coonley Elementary School Addition



Last Updated: Jun 30, 2014
Address: Existing
Location: 4046 N. Leavitt
Ward & Alderman: 47 - Ameya Pawar
IL Rep & District: 11 - Ann M. Williams
IL Senator & District: 06 - John J. Cullerton

Project Number: 05680

County Board District & Commissioner: John A. Fritchey, 12th District
Community Area & Area Name: Lake View
City: Chicago

Project Description

The project consists of a new three-story addition to the existing school and select interior renovations of the existing facility as needed to accommodate the addition. The addition will consist of a new kitchen and dining space along with 12 new classrooms. The renovation work in the existing school will consist of upgrades to the domestic water heating system, conversion of the existing dining room to 2 classrooms and conversion of classrooms at addition connection. The project will also include site development work. The addition will be designed and constructed to meet CPS standards and will achieve at a minimum LEED® certification.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Berta Loro
 SWWB Architects, Ltd.
 K.R. Miller Contractors

PM Status Report

Phase: Construction

Phase Percent Complete

75%

Exterior and interior masonry in progress and nearing completion. Roof, glazng, windows, drywall, painting, tiling, plumbing, electrical, HVAC, low voltage work, and sprinkler work is in progress and nearing completion.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			N/A
Site Preparation:			N/A
Design:			N/A
Bid and Award:	11/01/13	12/11/13	Complete
Construction:	01/02/14	8/5/14	Underway
Facility Opening:	9/2/14		Bldg: September 2014. Site: October 2014

Jones College Prep HS Interior and Exterior Renovation, MEP and Roof Replacement



Last Updated: Jun 30, 2014
Address: Existing
Location: 606 S. State St.
Ward & Alderman: 02 - Robert Fioretti
IL Rep & District: 06 - Ester Golar
IL Senator & District: 03 - Mattie Hunter

Project Number: 05267

County Board District & Commissioner: Robert Steele, 2nd District
Community Area & Area Name: Loop
City: Chicago

Project Description

This project will include renovation work to the existing William Jones College Prep High School. Phase I of the renovation is Summer Critical the scope of work includes a permanent canopy link to the new William Jones College Prep High School. Architectural interior program renovations include a fitness center, locker room, multi-purpose room, student learning center, and art room. Exterior renovation includes roof replacement for buildings A and D, and exterior façade repairs. Phase II of the renovation includes cooling plant upgrades to Building A and building D architectural renovations and mechanical upgrades.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Mark Lindstrom
 Perkins & Will
 FH Paschen, SN Nielsen

PM Status Report

Phase: Construction

Phase Percent Complete Phase I - 99% / Phase II - 97%

Phase I – Final punch list work has been completed. AOR to confirm.
 Phase II – Commissioning has begun.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			
Demolition:			
Public Right of Way Amendments:			
Site Preparation:			
Design:			Complete
Bid and Award:			Complete
Construction:			Projected Completion July 2014
Facility Opening:			

Lincoln Elementary School Annex



Last Updated: Jun 30, 2014
Address: Existing
Location: 615 West Kemper Pl.
Ward & Alderman: 43 - Michele Smith
IL Rep & District: 11 - Ann M. Williams
IL Senator & District: 06 - John J. Cullerton

Project Number: 05740

County Board District & Commissioner: Bridget Gainer, 10th District
Community Area & Area Name: Lincoln Park
City: Chicago



Project Description

Proposed 3 story Annex to include 19 new classrooms, a new Dining Center, hybrid cooking kitchen, roof top student area, selected renovations to the existing school, and associated site development work including a playground. Renovations scope is currently programmed to include a new elevator, ADA upgrades, and mechanical system upgrades.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Ed Bark
 Muller + Muller
 TBD

PM Status Report

Phase: Design

Phase Percent Complete

95%

The issue for bid is scheduled for July 29 and bids are due on September 4 for award on September 14. The Site Preparation and caissons are scheduled for mobilization on July 21.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			N/A
Site Preparation:			N/A
Design:			Underway
Bid and Award:	07/29/14	09/09/14	Projected
Construction:	09/25/14	07/29/15	Projected
Facility Opening:	09/08/15		Fall 2015

Oriole Park Elementary School Annex



Last Updated: Jun 30, 2014
Address: New
Location: 5424 N. Oketo Ave.
Ward & Alderman: 41 - Mary O'Connor
IL Rep & District: 20 - Michael P. McAuliffe
IL Senator & District: 10 - John G. Mulroe

Project Number: 05720

County Board District & Commissioner: Bridget Gainer, 10th District
Community Area & Area Name: O'Hare
City: Chicago

Project Description

Proposed 2-story Annex to include 17 classrooms, elevator, 2 Administrative Offices, a Library/Media Resource Center, a Dining Center, and a kitchen in accordance with CPS's new Hybrid Kitchen Model. Renovations include conversion of existing rooms. Renovation and demolition work includes conversion of existing rooms to Classrooms and removal of two existing modular classroom buildings.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Mark McCollom Wallin
 Gomez Architects
 IHC Construction Company

PM Status Report

Phase: Construction

Phase Percent Complete

0%

The General Construction Contract was awarded at the PBC's June Board Meeting. Pre-Construction activities in progress.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			
Demolition:			
Public Right of Way Amendments:			
Site Preparation:			
Design:			
Bid and Award:	05/06/14	06/11/14	Complete
Construction:	07/02/14	08/18/15	Projected
Facility Opening:	09/08/15		Fall 2015

Southeast Area Elementary School



Last Updated: Jun 30, 2014
Address: New
Location: 3960 East 105th Street
Ward & Alderman: 10 - John A. Pope
IL Rep & District: 25 - Barbara Flynn Currie
IL Senator & District: 13 - Kwame Raoul

Project Number: 05311

County Board District & Commissioner: Stanley Moore, 4th District
Community Area & Area Name: East Side
City: Chicago



Project Description

This project will be developed to serve 1,200 students, ranging from Pre-Kindergarten through 8th grade. The building will include science, computer, music, and art classrooms, in addition to library, gymnasium, and dining facilities. Site development will include parking and playground.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Ariel Vaca
 SMNG-A
 TBD

PM Status Report

Phase: Design

Phase Percent Complete

5%

CPS has identified \$35M in funding. PBC and CPS are finalizing the scope and program and evaluating the building materials and structure to accommodate within Budget. AOR is currently working on issuing Schematic Design documents due on July 16, 2014.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:	01/25/09	03/31/14	Complete
Demolition:			Complete
Public Right of Way Amendments:	03/3/14	01/15/15	Underway
Site Preparation:			TBD
Design:			TBD
Bid and Award:			TBD
Construction:			TBD
Facility Opening:			TBD

Southwest Area Elementary School



Last Updated: Jun 30, 2014
Address:
Location: 60th St. & S. Karlov Ave.
Ward & Alderman: 13 - Marty Quinn
IL Rep & District: 22 - Michael J. Madigan
IL Senator & District: 11 - Martin A. Sandoval

Project Number: 05660

County Board District & Commissioner: John P. Daley, 11th District
Community Area & Area Name: Clearing
City: Chicago



Project Description

Proposed new building to serve 1500 pre-kindergarten through 8th grade students, including classrooms, a library, dining area, and a gymnasium with stage and associated site development work (including parking.)

Project Participants

Project Manager: Corey McClenahan
Architect of Record: STR Partners, Inc.
General Contractor: TBD

PM Status Report

Phase: Planning

Phase Percent Complete

95%

All Planning Phase investigative work is complete. Undertaking approved at May PBC Board. CPS provided program on 7/3/14. PBC will finalize conceptual design and cost estimate in order to kick-off design.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			TBD
Site Preparation:			TBD
Design:			TBD
Bid and Award:			TBD
Construction:			TBD
Facility Opening:			TBD

Turf Field by NTA



Last Updated: Jun 30, 2014
Address: New
Location: 2301 S. Dearborn Street
Ward & Alderman: 03 - Pat Dowell
IL Rep & District: 06 - Ester Golar
IL Senator & District: 03 - Mattie Hunter

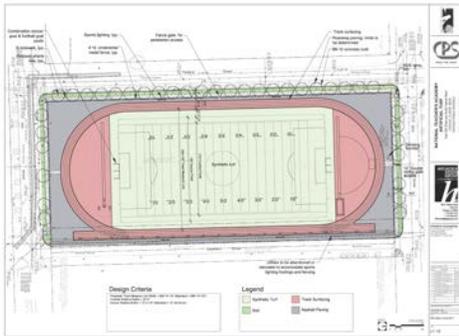
Project Number: 05268

County Board District & Commissioner: Robert Steele, 2nd District
Community Area & Area Name: Near South Side
City: Chicago



Project Description

Turf Field by National Teacher's Academy (NTA) is located at the southwest corner of 23rd Street and Dearborn Street, is a 100,000 FT², artificial turf field surrounded by a four lane polyurethane running track on a 3.5 acre vacant parcel. The new artificial turf practice field will accommodate high school-standard football and soccer practice fields and the running track will be a 400M non-standard track.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Jennifer Valentin
 Hitchcock Design Group
 Kee Construction

PM Status Report

Phase: Construction

Phase Percent Complete

15%

General Contractor mobilized. Excavation and site grading are in progress. Stone base and sewer line to be installed once site grading is complete.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			N/A
Site Preparation:			N/A
Design:			
Bid and Award:	04/08/14	05/15/14	Complete
Construction:	05/30/14	08/28/14	Underway
Facility Opening:			Field: August 2014. Landscape: October 2014

Walter Payton College Preparatory High School Annex



Last Updated: Jun 30, 2014
Address: New
Location: 1034 N. Wells St.
Ward & Alderman: 27 - Walter Burnett, Jr.
IL Rep & District: 09 - Arthur L. Turner
IL Senator & District: 05 - Patricia Van Pelt

Project Number: 05730

County Board District & Commissioner: Jerry Butler, 3rd District
Community Area & Area Name: Near North Side
City: Chicago

Project Description

Proposed Annex to include 14 classrooms, Administrative Office, elevator, Gymnasium and shower/ locker facilities, Physical Ed. and Fitness rooms, and Cafe. Renovation work includes conversion of existing rooms to Offices, Science lab, and Classroom.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Kerl LaJeune
 Koo & Associates
 TBD

PM Status Report

Phase: Design

**Phase Percent Complete 60% CD Design Phase /
 100% CD Site Prep,
 Foundation, Caissons
 and Grade Beams
 Phase**

Ongoing development of the project design and preparation of the 90% CD submittal of the vertical construction. Plans for the Site Prep package are underway. The Plan Commission hearing is scheduled for July 17, 2014 and exhibits have been submitted for review. The sustainability goals for the project have been approved by DPD for site stormwater management.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			N/A
Site Preparation:			N/A
Design:			N/A
Bid and Award:	08/19/14	10/02/14	Projected
Construction:	10/14/14	10/20/15	Projected
Facility Opening:	01/08/16		Winter 2015 (Projected)

Wildwood World Magnet School Annex



Last Updated: Jun 30, 2014
Address: Existing
Location: 6950 N. Hiawatha Ave.
Ward & Alderman: 41 - Mary O'Connor
IL Rep & District: 15 - John D'Amico
IL Senator & District: 08 - Ira I. Silverstein

Project Number: 05710

County Board District & Commissioner: Peter N. Silvestri, 9th District
Community Area & Area Name: Forest Glen
City: Chicago

Project Description

Proposed 3-story Annex to include 12 classrooms, a Library/Media Resource Center, and Administration Office, a Dining Center, and a kitchen in accordance with CPS's new Hybrid Kitchen Model. Renovation and demolition work includes conversion of existing rooms to Classrooms and removal of an existing modular classroom building.



Project Participants

Project Manager:
Architect of Record:
General Contractor:

Andy Quathamer
 Ilekis Associates
 TBD

PM Status Report

Phase: Design

Phase Percent Complete

100%

The project has completed the Design phase and the General Construction Contract is projected for award at the PBC's July 2014 Board Meeting. Construction is projected to commence at the end of July.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			N/A
Site Preparation:			N/A
Design:			N/A
Bid and Award:	06/03/14	07/08/14	Projected
Construction:	07/21/14	07/28/15	Projected
Facility Opening:	09/08/15		Fall 2015

Chicago Children's Advocacy Center Addition



Last Updated: Jun 30, 2014
Address: Existing
Location: 1240 S. Damen
Ward & Alderman: 02 - Robert Fioretti
IL Rep & District: 09 - Arthur L. Turner
IL Senator & District: 05 - Patricia Van Pelt

Project Number: 04011

County Board District & Commissioner: Robert Steele, 2nd District
Community Area & Area Name: Near West Side
City: Chicago



Project Description

The Project location is at the existing city-owned facility utilized by the Chicago Children's Advocacy Center. It will consist of the construction of an approximate 18,000 square foot 2-story addition to the west side of its existing structure located at 1240 S. Damen Ave. The addition will include much needed space for CCAC's services, relieve overcrowding, and allow CCAC to increase their service capacity and community resources.



Project Participants

Project Manager: Frank Sobkowiak
Architect of Record: Holabird & Root
General Contractor: IHC

PM Status Report

Phase: Construction

Phase Percent Complete

38%

North half 2nd Floor & Roof concrete slabs are poured. North half, First Floor exterior framing and MEP Hangers are completed. North half 2nd Floor MEP hanger installation is started South half of Building Addition Structural Steel erection is 95% complete and deck installation is 50% complete. Interior reception and courtyard areas - new exterior and interior walls and roofing are installed. Storm Water Vault is installed.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:	03/13/13	09/09/13	Complete
Site Preparation:			N/A
Design:	03/13/13		Complete
Bid and Award:	08/21/13	10/02/13	Complete
Construction:	10/15/13	11/21/14	Underway
Facility Opening:	12/19/14		Winter 2014

Lindblom Math and Science Academy Parking Lot



Last Updated: Jun 30, 2014
Address: New
Location: 6100 Block S. Winchester Ave.
Ward & Alderman: 16 - Joann Thompson
IL Rep & District: 06 - Ester Golar
IL Senator & District: 03 - Mattie Hunter

Project Number: 04415

County Board District & Commissioner: John P. Daley, 11th District
Community Area & Area Name: West Englewood
City: Chicago

Project Description

This project consists of a new parking lot to be developed on the 6100 block of S. Winchester Avenue at the request of the City of Chicago Department of Planning and Development (DPD). The new parking lot will serve to provide additional space for the existing Robert Lindblom Math and Science Academy, which is located at 6130 S. Wolcott Avenue. The PBC and DPD are evaluating scenarios in which the parking lot will be developed on a portion of the block between Winchester Ave. and the existing north-south alley. Once the construction of the Parking Lot is complete, Chicago Public Schools will take ownership and maintain the property.



Project Participants

Project Manager: Brian Pirok
Architect of Record:
General Contractor:

PM Status Report

Phase: Planning

Phase Percent Complete

60%

Formulation for partial planning and land acquisition was approved at September 2013 Board Meeting. Preliminary environmental screening has been completed. Full Phase I will be initiated now. Phase II will be initiated as needed and as land acquisition offers are accepted. Awaiting owner responses to Land Acquisition offer letters; undertaking approval to be presented at August TIF Task Force.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			Underway
Demolition:			TBD
Public Right of Way Amendments:			TBD
Site Preparation:			TBD
Design:			TBD
Bid and Award:			TBD
Construction:			TBD
Facility Opening:			TBD

Retrofit One



Last Updated: Jun 30, 2014
Address: Existing
Location: Multiple Locations
Ward & Alderman: 0 - Multiple Locations
IL Rep & District: 0 - Multiple Locations
IL Senator & District: 0 - Multiple Locations

Project Number: 04290

County Board District & Commissioner: Multiple Locations
Community Area & Area Name: Multiple Locations
City: Chicago

Project Description

Retrofit One is a comprehensive effort to increase energy efficiency in public buildings. Administered by the PBC on behalf of Chicago's Department of Fleet and Facility Management (2FM) and the Chicago Infrastructure Trust (CIT), this initiative is the inaugural implementation of a CIT project. Retrofit One utilizes the specialized expertise of Energy Service Companies (ESCOs) to identify, design, install, and guarantee energy-related capital improvements to 60 City owned public buildings that provide important public services to Chicago residents; including City Hall, the Cultural Center, Harold Washington Library, and numerous police stations, community centers, and libraries. Retrofit One is a self-funding program that pays for the costs of the improvements from the guaranteed energy savings that are monitored and verified over the next 14 years.



Project Participants

Project Manager: George Marquisos
Architect of Record: TBD
General Contractor: Ameresco, Noresco & Schneider Electric

PM Status Report

Phase: Design

Phase Percent Complete

10%

City Council approved Retrofit One on 1/15/14. Undertaking approved by PBC Board at March meeting on 3/11/2014. Financing, Energy Services Agreement, Energy Performance Contracts, and PBC Undertaking were fully executed on 4/11/14. Project Notice to Proceed issued on 4/14/14 with Substantial Completion April 2015.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			
Demolition:			
Public Right of Way Amendments:			
Site Preparation:			
Design:			
Bid and Award:			
Construction:			
Facility Opening:			

Albany Park Branch Library



Last Updated: Jun 30, 2014
Address: New
Location: 3401 W. Foster
Ward & Alderman: 39 - Margaret Laurino
IL Rep & District: 15 - John D'Amico
IL Senator & District: 08 - Ira I. Silverstein

Project Number: 08130

County Board District & Commissioner: John A. Fritchey, 12th District
Community Area & Area Name: North Park
City: Chicago



Project Description

Based on the Prototype A design, this new 16,500 SF, one-story full service branch library will replace the existing Albany Park Branch Library. The building features community Branch program elements such as designated spaces for adults, children, and teens, community rooms, meeting spaces, enhances collection spaces, free Wi-Fi and expanded technology.

LEED: This building will be designed to achieve LEED Gold Certification and will include a 50% green roof.



Project Participants

Project Manager: Mark McCollom
Architect of Record: Jackson Harlan, LLC
General Contractor: Wight Construction Services, Inc.

PM Status Report

Phase: Construction

Phase Percent Complete

90%

Exterior face brick 100% complete. Interior face brick 100% complete. Lower roof membrane 100% complete. Upper roof window frames installation 100% complete. Window framing and glazing installed on ground level, 100% complete. Electrical walker duct 100% complete. Heating radiant tubing 100% complete. Interior building slab on grade 100% complete. Mechanical air-handling unit installed, air-conditioned outdoor unit is installed, boilers installed, mechanical piping, 100% completed. Mechanical ventilation duct work 99.9% complete. Electrical Interior conduit 95% complete. Electrical switch gear 100% complete, livened ComEd 100%

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:	10/17/11	10/05/12	Complete
Demolition:	11/30/12	12/31/12	Complete
Public Right of Way Amendments:	04/10/12	05/02/13	Complete
Site Preparation:	10/05/12	05/15/13	Complete
Design:	04/12/12	03/18/13	Complete
Bid and Award:	03/21/13	05/15/13	Complete
Construction:	05/30/13	07/15/14	Underway
Facility Opening:			Summer 2014 (Projected)

Chinatown Branch Library



Last Updated: Jun 30, 2014
Address: New
Location: 2100 S. Wentworth Ave.
Ward & Alderman: 25 - Daniel S. Solis
IL Rep & District: 02 - Edward J. Acevedo
IL Senator & District: 01- Antonio Muñoz

Project Number: 08150

County Board District & Commissioner: Robert Steele, 2nd District
Community Area & Area Name: Armour Square
City: Chicago



Project Description

The new Chinatown Branch Library will be located on property at the southwest corner of the Wentworth and Archer intersection. The site, once acquired, will enable CPL and PBC to replace the existing Branch library with a new facility that will serve as a gateway to Chinatown. The new Branch will be approximately 16-18,000 square feet and will include community Branch program elements such as designated spaces for adults, children and teens, community rooms, meeting spaces, enhanced collection spaces, free Wi-Fi and expanded technology. It will also include energy efficient building systems that contribute to a building which will be pursuing LEED Certification.



Project Participants

Project Manager: Ryan Forristall
Architect of Record: Wight / SOM (Design Builder)
General Contractor: Wight / SOM (Design Builder)

PM Status Report

Phase: Construction

Phase Percent Complete

5%

Rammed Aggregate Pier installation is complete. Foundation work has started.

Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			N/A
Demolition:			N/A
Public Right of Way Amendments:			N/A
Site Preparation:			N/A
Design:			N/A
Bid and Award:	02/11/13	08/21/13	Complete
Construction:	01/29/14 (NTP)	June 2015	Underway (Projected)
Facility Opening:	TBD		Summer 2015 (Projected)

Metropolitan Water Reclamation District (MWRD)/PBC Energy Efficiency Program



Last Updated: Jun 30, 2014
Address: Existing
Location: Multiple
Ward & Alderman: 0 - Multiple Locations
IL Rep & District: 0 - Multiple Locations
IL Senator & District: 0 - Multiple Locations

Project Number: 14030

County Board District & Commissioner: Multiple Locations
Community Area & Area Name: Multiple Locations
City: Chicago



Project Description

Comprehensive energy efficiency initiative focused on increasing the energy performance of MWRD treatment facility buildings. The Metropolitan Water Reclamation District (MWRD)/PBC Energy Efficiency Program will utilize specialized Energy Service Companies (ESCOs), to identify, design, and implement economically feasible energy-related capital improvements. The Program is intended to be self-funding; Investment Grade Energy Audits and Guaranteed Energy Performance Contracting will be used insure all energy savings projects are monitored, verified, and guaranteed to generate sufficient savings to repay costs within the payback period. The PBC, acting as Program Manager will oversee a two part planning process. The initial phase confirms Program feasibility, with high level energy audits of a representative sample of MWRD buildings. The second phase will involve in-depth Investment Grade Audits which fully define energy savings opportunities at every suitable MWRD facility. The final audit reports will ultimately serve as the base document for guaranteed energy performance contracts. The Program is expected to take 6 months to plan and 12 months to fully implement.

Project Participants

Project Manager: George Marquisos
Architect of Record:
General Contractor:

PM Status Report

Phase: Planning

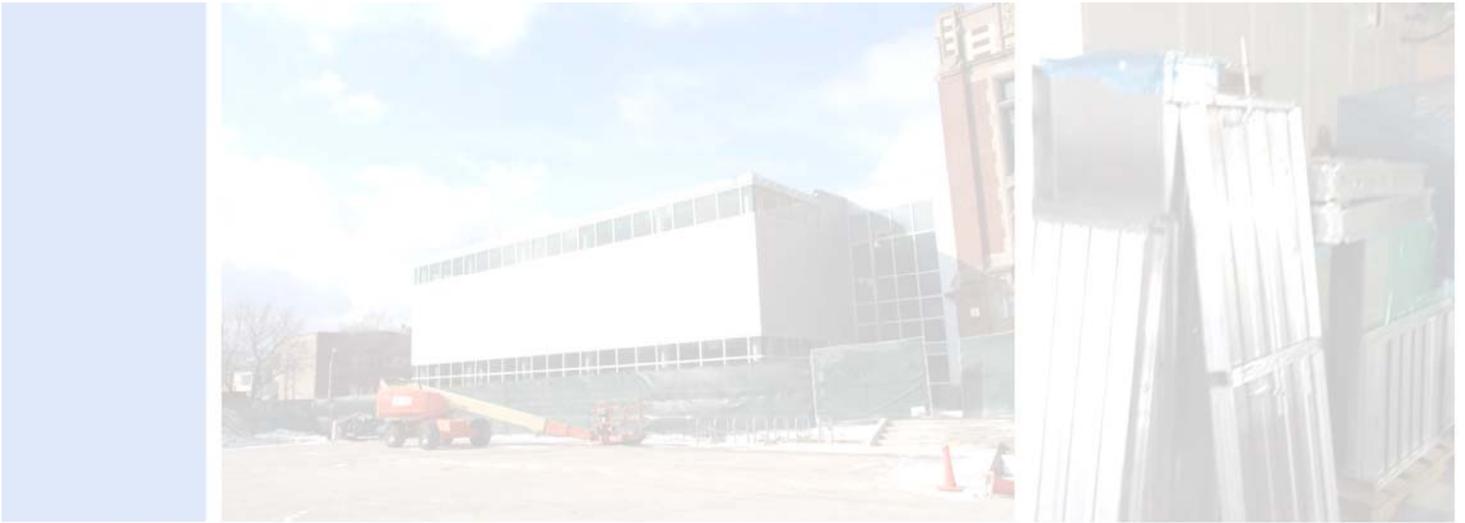
Phase Percent Complete

25%

MWRD Board approved funding for 2nd phase of Formulation Services on March 6, 2014. PBC will oversee Investment Grade Energy Audits of all treatment facility Buildings. Audit process is expected to be completed in the 4th quarter of 2014.

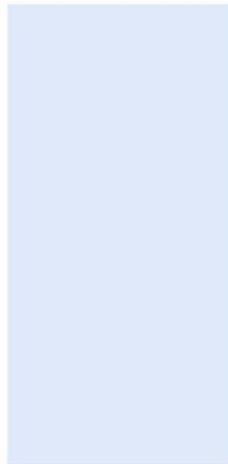
Project Schedule

Project Milestone	Start Date	End Date	Status
Land Acquisition:			
Demolition:			
Public Right of Way Amendments:			
Site Preparation:			
Design:			
Bid and Award:			
Construction:			
Facility Opening:			



Q2 2014 Quarterly Staff Report

5. Environmental Sustainability Report





Mission

The Public Building Commission is committed to client service and strong stewardship of public resources. The PBC plans, designs and builds facilities that reflect the highest standards of environmental and economic sustainability.

Vision

The vision of the Public Building Commission is a built environment in which function, beauty and sustainability are inherent to every community; where physical surroundings inspire and support achievement of the individual goals of those who live, work and visit Chicago and Cook County; and, where people gather to share the common values that truly build our communities.

Sustainability Program

In line with this mission and vision, the Public Building Commission of Chicago (PBC) has developed 64 LEED certified facilities, with an additional 19 LEED registered projects in development, and is managing programs to install Energy Conservation Measures across a broad range of City of Chicago and Metropolitan Water Reclamation District (MWRD) facilities. Additionally, the City of Chicago and Sister Agencies, including the PBC, together have achieved LEED Certification on 84 municipally owned facilities. The June 2011 commitment to double the number of LEED certified facilities was achieved in the first quarter of 2014, well ahead of schedule.

LEED

Below please find the statistics of LEED certification for PBC projects by Green Building Certification Institute (GBCI), as well as our “Harvest” metrics. The “Harvest” metrics illustrate the cumulative benefits of sustainable development and underscore our commitment to being responsible stewards of the public fund and responsible stewards of our resources.

- **64 LEED certified projects**

Target Level (By Client)	Total	Certified	Silver	Gold	Platinum	Current Registered	Certified to date	Total Registered + Certified
CPS	37	9	11	16	1	11	26	37
Fire	6	0	3	2	1	0	6	6
Police	5	0	1	4	0	1	4	5
Libraries	17	8	2	7	0	2	15	17
Parks	9	1	2	6	0	2	7	9
Other**	9	2	4	1	2	3	6	9
Total	83	20	23	36	4	19	64	83

- **Occupied – Q2 2014 LEED Certification Achieved**

A total of two projects achieved LEED certification in the second quarter of 2014:

- Sauganash Elementary School Addition (LEED Gold)
- Edgewater Branch Library (LEED Gold)

- The R. J. Daley Center, owned and operated by the PBC on behalf of the City of Chicago and Cook County, is Chicago’s largest municipally owned LEED EB O+M certified building, at 1,593,714 gross square feet. The Daley Center achieved LEED EB O+M Silver certification in May 2012 based on building performance over a year-long performance period. The PBC sought LEED EB O+M certification to align with overall sustainability goals, and demonstrate that LEED EB O+M can be achieved in municipally owned, large assembly use buildings. LEED EB O+M brings together and codifies all of the sustainability efforts that PBC has undertaken over the past 15 years for the Daley Center. Energy and water saving initiatives originally implemented as part of Energy Star and Guaranteed Performance Contract efforts support the LEED EB O+M effort. LEED EB O+M also provides a framework for sustainable building operation and maintenance strategies and policies that have been implemented at the Daley Center.

- **Occupied - Q3 2014 Certification**

Of the 21 projects registered and in development, three are expected to complete certification in Q2 2014:

- James Shields Middle School (fka: Brighton Park II Area Elementary School) (targeting Silver)
- Jones High School (targeting Silver)
- Back of the Yards High School (targeting Silver)

- **Harvest Metrics to date** (includes LEED Certified projects and occupied projects, and Daley Center Energy Star efforts):

Stormwater Diverted from Sewers - Total	658,491	gallons / year
Potable Water Saved	22,290,577	gallons / year
Landscape	6,539,256	gallons / year
Buildings	15,751,321	gallons / year
Daley Center Water Savings	17,381,592	gallons / year
Energy Savings	\$1,451,531	dollars / year
Daley Center Energy Savings	\$1,124,797	dollars / year
Green Roof Area	638,892	SF to date
Total Roof Area	14.7 acres	1,849,894 SF
		35% overall
Shade Trees on New Construction Sites	2,406	trees to date
Recycled Materials	\$ 56,515,251	to date
Regional Materials (Extracted, Processed, Manufactured within 500 miles)	\$ 101,445,251	to date
Waste Diverted from Landfill	94.8%	181,638
Electric Vehicle Charging Stations	41	
KWh offset in form of Green Power Recs	5,628,427	kWh

- **Other Projects****

The following projects are included in the Other category, above:

LEED Certified

R. J. Daley Center	Silver (LEED EB O+M)
South Water Purification Plant	Silver
Norwood Park Senior Center	Certified
Western Avenue Vehicle Maintenance Facility	Silver
4 th Ward Yard	Silver
Chicago Center for Green Technology	Platinum

LEED Registered

Ford Calumet Environmental Center	target Platinum
Warren Park Senior Center	target Certified

Multi-Agency Energy Performance Contract Program

PBC is managing a multi-agency energy performance contract program, utilizing Energy Service Companies (ESCOs) to reduce energy use and carbon footprint across the City of Chicago and Cook County. The program is designed to leverage long term utility savings to pay for energy-related capital improvements. ESCOs are deployed to identify, design, implement and guarantee the performance of Energy Conservation Measures (ECMs) - that achieve significant long term savings that can be measured and verified. ECM projects can be financed with no capital outlay. Rebates and other incentives may also be accessed to supplement project funding. The program is currently underway in two forums: Retrofit Chicago and MWRD/PBC Energy Efficiency Program.

Retrofit Chicago

Out of an initial list of 238 City of Chicago facilities, an initial feasibility analysis on 148 buildings was completed in November 2012. Investment Grade Energy Audits were performed on 112 of these facilities, and 60 buildings were ultimately identified as suitable candidates for inclusion in Retrofit One, the first phase of Retrofit Chicago. Retrofit One, a \$13M project, approved by City Council on January 15, 2014, is guaranteed to save at least \$1.4 million in annual utility energy costs, with additional operations and maintenance benefits also expected. Project implementation commenced April 2014 and will be substantially complete by April 2015.

MWRD / PBC Energy Efficiency Program

A preliminary feasibility study has been completed to assess the opportunities for implementing ECMs across Metropolitan Water Reclamation District (MWRD) wastewater treatment plant buildings. Three ESCO's analyzed the Terrance O'Brien Wastewater Treatment Plant in Skokie, Illinois. Their feasibility analysis was reviewed by an MWRD evaluation committee who recommended MWRD proceed with the next phase of the planning process; i.e. Investment Grade Audits of all waste water treatment facilities. In March 2014, the MWRD Board of Commissioners granted approval for the PBC to lead a full audit process that is expected to be completed in the 4th quarter of 2014.



Q2 2014 Quarterly Staff Report

6. Economic Sustainability Report



Economic Sustainability Report - Q2 2014 (1/1/14 to 6/30/14)

Public Building Commission of Chicago ▪ Richard J. Daley Center ▪ 50 West Washington, Room 200 ▪ Chicago, Illinois 60602 ▪ Tel: 312-744-3090 ▪ Fax:312-744-8005



Q2 M/WBE Summary

	<u>Original Contract Value</u>		<u>Paid to Date</u>		
Total Program:	\$8,192,573.73	100.00%	\$7,417,891.67	90.54%	
MBE Participation:	\$2,375,600.80	29.00%	\$2,424,382.70	32.68%	
WBE Participation	\$369,565.00	4.51%	\$361,068.81	4.87%	
M/WBE Participation:	\$2,745,165.80	33.51%	\$2,785,451.51	37.55%	
 Number of Projects Completed: 1					
General Construction (GC) Contract:		\$7,256,000.00		\$6,626,494.07	
Professional Service (PS) Contracts:		\$936,573.73		\$791,397.60	
Total Contract Value:		<u>\$8,192,573.73</u>		<u>\$7,417,891.67</u>	
		<u>M/WBE Commitments</u>		<u>M/WBE Actuals</u>	
MBE Participation in GC Contracts:		\$2,018,000.00	27.81%	\$2,135,758.59	32.23%
MBE Participation in PS Contracts:		\$357,600.80	38.18%	\$288,624.11	36.47%
Subtotal MBE		<u>\$2,375,600.80</u>	<u>29.00%</u>	<u>\$2,424,382.70</u>	<u>32.68%</u>
WBE Participation in GC Contracts:		\$322,850.00	4.45%	\$322,547.81	4.87%
WBE Participation in PS Contracts:		\$46,715.00	4.99%	\$38,521.00	4.87%
Subtotal WBE		<u>\$369,565.00</u>	<u>4.51%</u>	<u>\$361,068.81</u>	<u>4.87%</u>

Comments: Compliance information included for Construction Projects achieving substantial completion during quarter.

M/WBE Compliance and EEO Report for Projects Completed in 2014

Public Building Commission of Chicago • Richard J. Daley Center • 50 West Washington, Room 200 • Chicago, Illinois 60602 • Tel: 312-744-3090 • Fax:312-744-8005



Alexander Graham Bell Elementary School Addition

General Construction (GC) Contract:	\$7,256,000.00	\$6,626,494.07
Professional Service (PS) Contracts:	\$936,573.73	\$791,397.60
Total Contract Value:	\$8,192,573.73	\$7,417,891.67

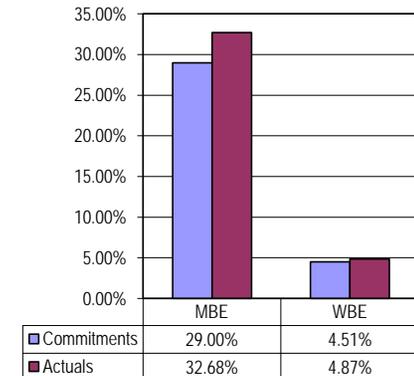
	M/WBE Commitments		M/WBE Actuals	
MBE Participation in GC Contracts:	\$2,018,000.00	27.81%	\$2,135,758.59	32.23%
MBE Participation in PS Contracts:	\$357,600.80	38.18%	\$288,624.11	36.47%
Subtotal MBE	\$2,375,600.80	29.00%	\$2,424,382.70	32.68%
WBE Participation in GC Contracts:	\$322,850.00	4.45%	\$322,547.81	4.87%
WBE Participation in PS Contracts:	\$46,715.00	4.99%	\$38,521.00	4.87%
Subtotal WBE	\$369,565.00	4.51%	\$361,068.81	4.87%

Type of Work	Contractor/Consultant	Contract Value	Paid To Date	MBE				WBE			
				Commitments	%	MBE Actuals	%	Commitments	%	WBE Actuals	%
1. Construction	Wight & Company	\$7,256,000.00	\$6,626,494.07	\$2,018,000.00	27.81%	\$2,135,758.59	32.23%	\$322,850.00	4.45%	\$322,547.81	4.87%
2. Architect of Record	SMNG-A	\$557,699.25	\$490,369.00	\$178,000.00	31.92%	\$163,363.00	33.31%	\$33,700.00	6.04%	\$29,850.00	6.09%
3. Design Architect	SMNG-A	\$34,000.00	\$33,976.46	\$0.00	0.00%	\$0.00	0.00%	\$5,000.00	14.71%	\$3,700.00	10.89%
4. Environmental - Category A, B, C	Environmental Design International Inc.	\$74,584.80	\$47,266.75	\$74,584.80	100.00%	\$42,295.75	89.48%	\$4,016.00	5.38%	\$4,971.00	10.52%
Environmental - Reno/Demo	Environmental Design International Inc.	\$96,115.00	\$70,065.36	\$92,116.00	95.84%	\$70,065.36	100.00%	\$3,999.00	4.16%	\$0.00	0.00%
5. Geotechnical	GSG Consultants, Inc.	\$12,900.00	\$12,900.00	\$12,900.00	100.00%	\$12,900.00	100.00%	\$0.00	0.00%	\$0.00	0.00%
6. Material Testing	AECOM Technical Services	\$120,052.00	\$97,862.35	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
7. Construction Signage	The Blue Print Shoppe, Inc.	\$668.00	\$668.00	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
8. Printing Services	Springer Blue Print Services Inc.	\$40,554.68	\$38,289.68	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
Subtotals:		\$8,192,573.73	\$7,417,891.67	\$2,375,600.80	29.00%	\$2,424,382.70	32.68%	\$369,565.00	4.51%	\$361,068.81	4.87%

Equal Employment Opportunity Report



M/WBE Compliance Report



Project Liquidated Damages \$0.00 \$0.00 \$0.00 \$5,804.80 \$0.00 \$0.00 \$ 0.00 \$5,469.00

Total Estimated LDs \$11,273.80