



# PUBLIC BUILDING COMMISSION YEAR END REPORT 2 0 1 4



Mayor Rahm Emanuel,  
Chairman

Erin Lavin Cabonargi,  
Executive Director



# 2014 COMPLETIONS

## PROJECTS COMPLETED IN 2014:

- *Albany Park Branch Library*
- *Alexander Graham Bell Elementary School Addition*
- *John C. Coonley Elementary School Addition*
- *William Jones College Preparatory High School Renovation*
- *Stockyards Bank Stabilization*
- *Infrastructure and Technology Program*

## A LOOK AHEAD TO 2015 & BEYOND:

- *Chicago Children's Advocacy Center*
- *Chicago Vocational Career Academy*
- *YOUmedia renovations at Legler Branch Library, Sulzer Regional Library & Woodson Regional Library*
- *Retrofit One - Chicago Infrastructure Trust Energy Efficiency Initiative*
- *Turf Field at National Teachers Academy*
- *Chinatown Branch Library*
- *Dunne Technology Academy Modernization Project*
- *Abraham Lincoln Elementary School Annex*
- *Oriole Park Elementary School Annex*
- *Wildwood World Magnet School Annex*
- *Lindblom Math & Science Academy Parking Lot*
- *Walter Payton College Preparatory High School Annex*
- *Minnie Mars Jamieson Elementary School Annex*
- *Richard Edwards Elementary School Annex*
- *Southeast Area Elementary School*
- *Southwest Area School*
- *Village of Clarendon Hills Transit Access Improvement*
- *Metropolitan Water Reclamation District of Greater Chicago Comprehensive Energy Efficiency Program*
- *Infrastructure and Technology Program*

# 2014 YEAR END REPORT

## Letter from the Chairman & Executive Director

The PBC marked another successful year in 2014, with a continued commitment to stewardship of the public fund through exemplary cost and schedule control. These measures allowed for consistent delivery of quality public facilities, either new or renovated, and significant infrastructure projects on time and under budget while also furthering a commitment to both environmental and economic sustainability. Providing 21<sup>st</sup> century learning environments for learners of all ages, the PBC successfully delivered two school additions at Bell and Coonley Elementary Schools, a new Albany Park Branch Library and the renovation of the existing Jones College Prep High School. The PBC also completed multiple infrastructure and technology projects, along with the stabilization of the landmark Stockyards Bank building.

### Cost Performance and Effectiveness

The PBC manages a multi-year capital program with more than \$2.8 billion in development authority on behalf of our clients. Projects included in the multi-year program are trending under budget by 10.53%, representing a variance of \$299 million under budget. For projects completed in 2014, including capital construction and infrastructure & technology programs, the PBC's total budget authority was \$89.7 million in project development costs. At year's end, completed projects are trending under budget by 11.31%, representing a variance of \$10.2 million under budget.

The approved change order percentage for recently completed projects and those currently in construction is 2.6%. This rate is below the industry standard change order percentage of 3-5% for new municipal and educational construction work. Further exceeding industry benchmarks, this low percentage of change orders includes renovation projects, which typically have a much higher change order percentage than new construction.

### Job Creation

PBC focuses on economic sustainability in project and program development. Economic sustainability efforts at the PBC seek to increase M/WBE business participation but also focus on resident and community workforce participation. The construction of capital projects completed in 2014 created 168 full-time equivalent (FTE) jobs for both construction and professional services. These projects had a wider impact, however, as 1,430 individuals were employed in construction alone on the projects completed in 2014. The PBC commitment to community hiring continued in 2014 and ensured that residents of designated community areas surrounding PBC projects were provided opportunities to apply for employment. As part of its efforts to promote and sustain community hiring, the PBC conducted 23 outreach events and worked closely with elected officials, stakeholders and community partners to raise awareness of the community hiring program. In 2014, the PBC provided 75 minority students with work-based learning experience through an internship program funded by a grant from the State of Illinois'

Department of Commerce and Economic Opportunity. The PBC anticipates that at least 90 students will ultimately be impacted by this PBC program through 2015.

### M/WBE Compliance on Project Work Completed in 2014

As good stewards of the public fund, the PBC focuses on economic sustainability in project and program development. 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, as well as 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. In 2014, of the more than \$57.40 million paid to date on completed projects, these projects have achieved a combined M/WBE participation of 33.96%. MBE participation is comprised of 29.37% or approximately \$16.85 million, and WBE participation is comprised of 4.60% or approximately \$2.63 million.

### M/WBE Compliance on Professional Administrative Consulting Services in 2014

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 are not limited to: Financial Services, Information Technology, Insurance Broker Services, Legal/IG, Office Management, Payroll, Staffing, and Property Management. At year's end, of the more than \$10.48 million paid to date on professional administrative services contracts, a combined total of 51.21% M/WBE participation was achieved in 2014. MBE participation is comprised of 42.87% or approximately \$4.49 million, and WBE participation is comprised of 8.34% or \$874,780.

The PBC is proud to deliver these projects in a way that demonstrates excellent stewardship of the public fund. As Chairman, and on behalf of my fellow Commissioners and the PBC staff, we hope that you visit and utilize these public facilities that have helped to improve and strengthen our neighborhoods and will serve as true community anchors for generations to come. A full copy of the Year End Staff Report is available at [www.pbcchicago.com](http://www.pbcchicago.com).

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Rahm Emanuel, Chicago Mayor  
PBC Chairman

  
Erin Lavin Cabonargi  
PBC Executive Director

# LEED ENVIRONMENTAL SUSTAINABILITY SUMMARY

At the end of 2014, PBC had achieved LEED certification on 67 facilities, bringing the total number of LEED-certified, municipally-owned facilities to 87. This surpassed Chairman Rahm Emanuel's goal of doubling the number of LEED-certified municipal buildings more than a year ahead of schedule. At the time of the announcement, certification was achieved on 41 facilities. Notably, Ping Tom Memorial Park Fieldhouse achieved LEED Platinum certification in November, becoming the PBC's fourth LEED Platinum building.

## 67 PBC PROJECTS HAVE ACHIEVED LEED CERTIFICATION:

- *28 Public Schools*
- *6 Firehouses*
- *15 Branch Libraries*
- *4 Police District Stations*
- *8 Park District Facilities*
- *6 other Unique City-Funded Projects*
- *21 additional projects are registered with the USGBC*



# PROCUREMENT OPPORTUNITIES

## SIGN UP FOR EMAIL ALERT NOTICES

You can sign up for a free service that notifies you by email each time a new construction contract is offered for bid or professional service qualifications are being sought. Notices help companies prequalify for bidding opportunities as well as find subcontracting opportunities.

Other features on the PBC's website can help you identify opportunities for your company and include:

- *Listings of all official actions taken by the PBC Board of Commissioners.*
- *The PBC's annual reports and financial statements, available to download.*
- *News and information about current and past projects, including architect appointments and general contractor awards.*
- *Lists of all general contractors that have picked up bid documents or attended pre-bid meetings for all pending contracts.*
- *Complete listing of all contracts awarded by the PBC, including commitments to use minority- and women-owned business enterprises.*
- *Names, contact information and ownership data for all general contractors, construction managers and specialty consultants prequalified to bid on PBC contracts.*
- *Bid tabulations for all general contracts awarded by the PBC.*
- *General contractor pay applications with subcontractor pay amounts.*

To register, go to [pbcchicago.com](http://pbcchicago.com)

## BOARD OF COMMISSIONERS

Mayor Rahm Emanuel, Chairman

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50 West Washington Street | Room 200  
Chicago, Illinois 60602  
312.744.3090 | [pbcchicago.com](http://pbcchicago.com)

**Compliance Hotline:**  
**888.686.8383** | [pbcalertline.com](http://pbcalertline.com)

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