



PUBLIC BUILDING COMMISSION
MID YEAR REPORT
2 0 1 5



Mayor Rahm Emanuel,
Chairman

Felicia S. Davis,
Executive Director



2015 PROJECT COMPLETIONS

- *YOUmedia renovations at Legler Branch Library, Sulzer Regional Library & Woodson Regional Library*
- *Chicago Children's Advocacy Center*
- *Woodson Regional Library Lighting Renovation*
- *Turf Field at National Teachers Academy*
- *Chinatown Branch Library*
- *Wildwood World Magnet School Annex*
- *Oriole Park Elementary School Annex*
- *2015 CPS Air Conditioning Program (35 schools)*
- *Mt. Greenwood Elementary School Modular Building*
- *Enrico Tonti Elementary School Modular Building*
- *Lindblom Math & Science Academy Parking Lot*
- *Chicago Vocational Career Academy Renovation*
- *Retrofit One - Chicago Infrastructure Trust Energy Efficiency Initiative*
- *Multiple Infrastructure and Technology Projects*

LEED ENVIRONMENTAL SUSTAINABILITY SUMMARY

The Public Building Commission of Chicago (PBC) is committed to environmentally sustainable development. In Q2 of 2015, LEED Gold certification was achieved on the Hale Elementary School Addition. Together, the City of Chicago and Sister Agencies, including the PBC, have achieved LEED Certification on a total of 89 municipally-owned facilities. The PBC is also managing programs to install Energy Conservation Measures across a range of City of Chicago and Metropolitan Water Reclamation District (MWRD) facilities.

The PBC remains committed to renewable energy strategies. To date, PBC has installed geothermal systems at 16 buildings, installed 75 solar thermal panels at 6 buildings, and building integrated photovoltaics or panels at 2 buildings with another 5 buildings made PV-ready.

69 PBC PROJECTS HAVE ACHIEVED LEED CERTIFICATION:

- *30 Public Schools*
- *6 Firehouses*
- *15 Branch Libraries*
- *4 Police District Stations*
- *8 Park District Facilities*
- *6 other unique City-funded projects*
- *19 additional projects are registered with the USGBC*



FEATURE PROJECT

Chicago Public Library YOUmedia Centers

Teens today have access to technology that makes it possible for them to communicate and express themselves in more ways than ever before. Nowhere is this more evident than at the Chicago Public Library's (CPL) new YOUmedia centers, exciting spaces that build on a young person's interest in technology in order to motivate them to create, innovate and become active learners.

The PBC is proud to have partnered with CPL in 2015 to construct three new YOUmedia centers at locations across the City. Expanding these innovative digital media labs to libraries throughout the City will provide more teens with opportunities to foster their creativity and nurture their talents. The YOUmedia centers also serve as safe places for teens to stay engaged and benefit from mentorship.

The free digital media labs and programs offered through YOUmedia use the Connected Learning model to create links between students' academic studies, their personal passions, and opportunities to engage with peers who support and share their interests. The labs also offer librarians and other mentors who can share their expertise in various areas of digital media production.

YOUmedia offers specific classes in games design, podcast production, video and photography, graphic design, writing workshops, 3D printing, robotics, coding, public art exploration, fashion design and music production.

YOUmedia centers are an example of the innovative work the PBC is doing with its clients to bring the latest technology to our communities so people of all ages can benefit from these new facilities that enrich their lives.

Our collaboration with Chicago Public Library continues with the construction of the Chinatown Branch Library. Scheduled to open in the third quarter of 2015, this new library brings world-class design and will serve as a gateway to Chinatown, linking the old with the new and creating a civic, educational and social hub for the community.



2015 MID YEAR REPORT Letter from the Chairman & Executive Director

In the first half of 2015, PBC marked the successful opening of a number of projects that are bringing new resources, opportunities and jobs to our communities. The strong partnerships we have forged with our clients are critical to the work we do across the city and county, and our work helps to stabilize neighborhoods and serve as a catalyst for more development that is reshaping and revitalizing our neighborhoods.

The projects completed to date in 2015 are as diverse as the communities in which we have worked. On behalf of the City of Chicago, PBC completed the expansion of the Chicago Children's Advocacy Center, which doubles the center's capacity to provide mental health services for children who are sexually abused, adds dedicated space for professional and community trainings, improves the quality and number of child- and family-friendly areas for clients and ensures that the physical environment of the center is conducive to collaboration among members of the center's co-located, multi-disciplinary teams.

PBC also completed construction on three Chicago Public Library YOUmedia centers. These new digital media labs at Woodson and Sulzer Regional Libraries, as well as Legler Branch Library, are expanding CPL's digital teen services.

A new turf field completed at National Teachers Academy will provide a football and soccer practice field along with a running track for students at Jones College Prep and the surrounding community.

On behalf of the City of Chicago's Office of Emergency Management and Communications, the PBC completed a number of projects that provide enhanced electronic security measures, including cameras, at various public locations.

As we move into the second half of the year, work is nearing completion on two other projects: the world-class Chinatown Branch Library and Retrofit One, which will bring energy efficient upgrades to 60 public buildings.

Working closely with Chicago Public Schools, PBC is currently constructing two new schools as well as a number of additions and modular buildings. This work is part of a larger modernization strategy to eliminate overcrowding in our schools. PBC is also overseeing the installation of air conditioners at 35 schools in time for the start of the 2015-2016 school year. This is part of our multi-year plan to install air conditioning in every Chicago Public School classroom so students can focus on their studies in a comfortable environment. Since 2013, 177 schools have received new air conditioning.

Additionally, work is underway on the Energy Efficiency Program for the Metropolitan Water Reclamation District (MWRD) of Greater Chicago, focusing on improving the energy performance and efficiency of buildings at all six MWRD wastewater treatment facilities.

Our work continues to win awards from industry associations that recognize excellence in design, construction, and community impact. To date in 2015, we have received awards for excellence in construction and design, and environmental sustainability.

Cost Performance and Effectiveness

As of Q2 2015, the PBC's multi-year program authority exceeds \$1.7 billion for projects completed or in progress since 2011. Projects included in the multi-year program are trending under budget by 9.1%, representing a variance of \$158 million under the current budgets, inclusive of a limited number of scope revisions. The PBC's budget to actual variance on active projects is 1%.

The approved change order percentage for recently completed projects and those currently in construction is 1.6%. The projected change order percentage for these projects is 2.6% and these rates are below 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. The PBC's indirect costs average 16.39% of construction costs. This is consistently below the industry average of 25%. 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 to ensure that only the funds necessary to complete a project are used.

M/WBE Compliance on Project Work Completed in 2015

The PBC's commitment to a diverse workforce and participation for minority and women-owned businesses is a priority and extends to all of its work, from general construction to professional administrative services. In 2015 through Q2, four projects have been completed totaling \$10.65 million as paid to date. These projects have achieved MBE participation of 26.77% or \$2.85 million and WBE participation of 20.26% or \$2.16 million for a total of 47.04% or \$5.01 million. Also to date, the PBC has paid professional administrative services contracts totaling \$4.77 million. As paid to date, these services have achieved MBE participation of 51.35% or \$2.44 million and WBE participation of 9.68% or \$461,928 for a total participation of 61.03% or \$2.91 million.

The PBC's 2015 Q2 Staff Report can be found on pbccchicago.com.

As Chairman, and on behalf of my fellow Commissioners and the PBC staff, we hope that you will take time to discover all of the excellent work the PBC is doing in partnership with its clients, and the role PBC plays in the development of strong, sustainable communities.


Rahm Emanuel, Chicago Mayor
PBC Chairman


Felicia S. Davis
PBC Executive Director

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

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