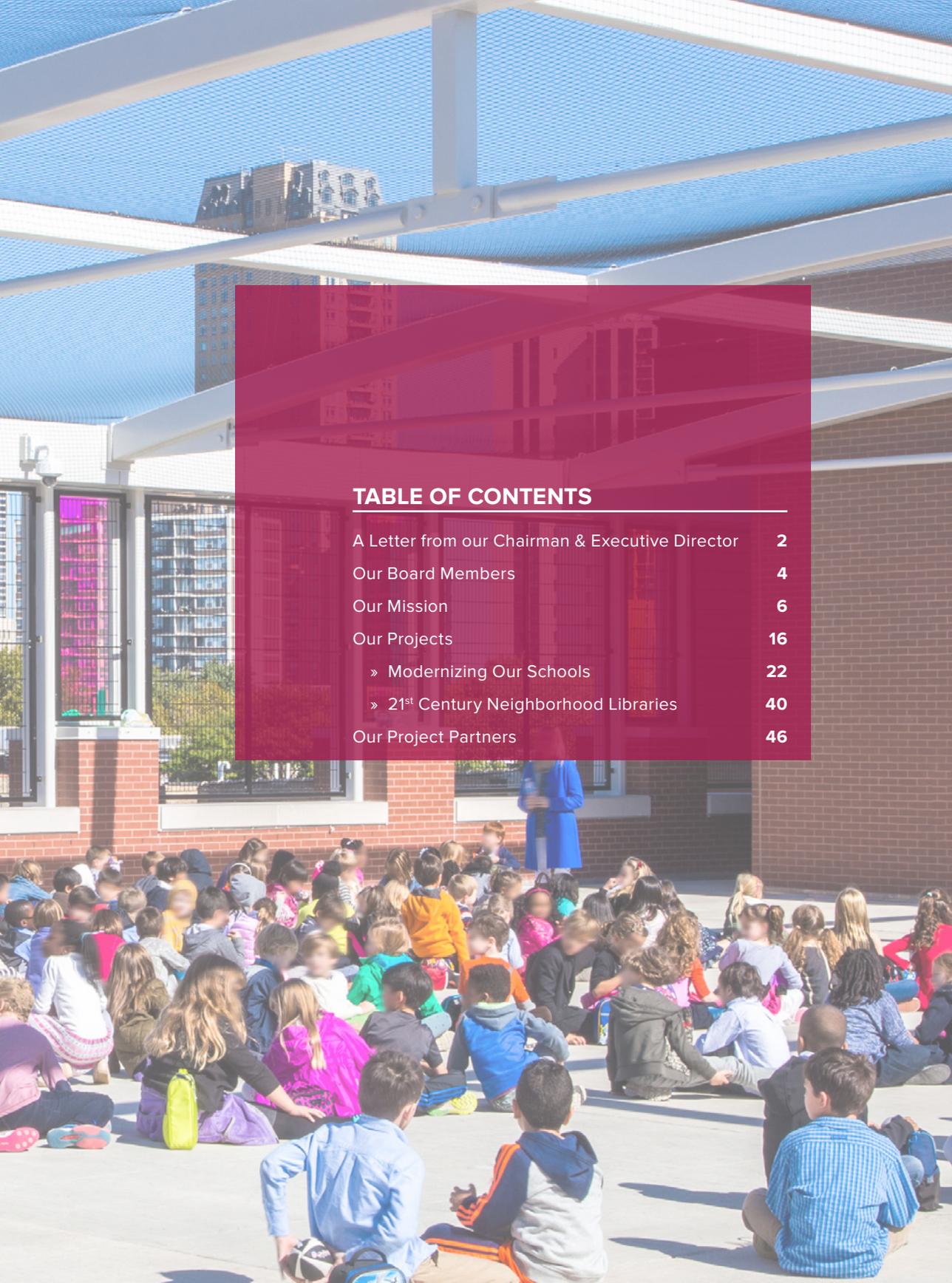


# 2015

PUBLIC BUILDING COMMISSION  
YEAR IN REVIEW







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# The true role of public development:

making our city and county better  
places to live, work, and raise  
families.

# A Letter from our Chairman & Executive Director



2015 provided the Public Building Commission with exciting and challenging opportunities to develop projects for our clients. These projects resulted in modernized schools, additional air conditioning units for Chicago Public School classrooms, 21<sup>st</sup> century neighborhood library facilities, and technology upgrades that enhance and expand the city's public safety networks.



One of the most innovative projects we undertook this year was the construction of the new Chinatown Branch Library. Chinatown is a unique project that has received critical acclaim for its design and contribution to the community, both of which embody the future of Chicago's public libraries. New digital media labs for teens at three other Chicago Public Library locations helped to position our library system at the forefront of digital learning.

Additionally, on behalf of the City of Chicago, the PBC developed the Chicago Children's Advocacy Center addition, a project that doubled the center's capacity to provide mental health services for children who have been abused, adding space so that the physical environment of the center is conducive to collaboration among members of the center's co-located, multi-disciplinary teams.

While the new and upgraded facilities we developed with our clients offer long-term benefits to our neighborhoods, our projects have also had a broader impact on the communities we serve. 3,754 people earned over \$32 million working on PBC projects completed in 2015, and many of those people were residents of the community areas where the projects were built. As these numbers illustrate, PBC projects create meaningful economic opportunities for the communities in which these projects are developed.

We are proud of the new, modern buildings we have delivered on behalf of our clients. These projects, combined with the direct economic impact they have had on our communities, underscore the true role of public development in making our city and county better places to live, work and raise families.

We are pleased to provide you with this 2015 Year in Review and hope that you will enjoy learning about the projects we have completed for our clients and the diverse communities in which we have worked.

  
Mayor Rahm Emanuel  
Chairman, Public Building Commission

  
Felicia S. Davis  
Executive Director, Public Building Commission

# Our Board Members

are representatives from our client agencies and community leaders.

Their knowledge, experience, and insight further our vision of developing public projects that strengthen our neighborhoods.

# The PBC Board of Commissioners

The Public Building Commission of Chicago is an independent agency formed in 1956 to oversee the construction and renovation of municipal buildings, facilities and infrastructure. The PBC manages every aspect of project development, from land acquisition through planning, design and construction.

Mayor Rahm Emanuel serves as Chairman of the PBC's Board of Commissioners. Of the other ten commissioners, one each is appointed by the Chicago Board of Education, the Chicago Park District, the Cook County Board of Commissioners, the Forest Preserve District of Cook County and the Metropolitan Water Reclamation District of Greater Chicago. The Chairman, with the advice and consent of the City Council, appoints the remaining five members who represent labor, commerce, clergy and the community.



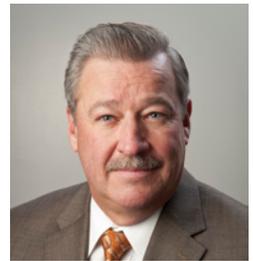
**Mayor Rahm Emanuel**  
Chairman



**Martin Cabrera, Jr.**  
City of Chicago



**Frank M. Clark**  
Board of Education



**Thomas J. Kotel**  
City of Chicago



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



**Toni Preckwinkle**  
Cook County



**Arnold Randall**  
Forest Preserve District of  
Cook County



**Jesse H. Ruiz**  
Chicago Park District



**Samuel Wm. Sax**  
City of Chicago



**Mariyana T. Spyropoulos**  
Metropolitan Water Reclamation  
District of Greater Chicago



**Reverend  
Albert D. Tyson III**  
City of Chicago



The background image shows a bright, modern library interior. In the foreground, there are several large, colorful, circular seating areas in shades of orange, pink, and red. To the right, there are white bookshelves filled with books. Large windows in the background let in natural light, and the ceiling features recessed lighting and a circular architectural element.

# Our 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.

# Building Stronger Communities through Economic Sustainability

Quality public facilities help build strong neighborhoods, but they also create an important economic impact on a community through job creation. 3,754 people earned over \$32 million working on PBC projects completed in 2015. Many of those employed were residents of the community areas where the projects were built. As these numbers illustrate, PBC projects create meaningful and significant economic opportunities for communities.

The PBC establishes city residency and community area hiring requirements with each of its construction projects. That means 50% of the total hours worked on a project must come from City of Chicago residents. Furthermore, at the outset of a project, the PBC defines the community area, usually the neighborhood and immediate surrounding areas. 7.5% of the total hours worked on a project must be worked by residents of that community area.

As a result of these initiatives, 1,463 of the individuals employed on projects completed in 2015 were city residents.

These efforts ensure the PBC's commitment to economic sustainability is furthered with a workforce as diverse as the communities within Chicago. The PBC continuously seeks new and innovative opportunities to increase community and diverse business participation on projects.



A worker at the new Southwest Area School.



Work is underway at the Richard Edwards Elementary School Annex.



# Community Engagement

Public engagement continued to be a priority for the PBC in 2015. Our Executive Director and staff hosted a series of meetings and participated in a number of community events. Our engagement efforts ranged from small stakeholder meetings to large industry events and job fairs. These outreach meetings are an essential part of our work; residents and community stakeholders have the opportunity to participate in discussions about these projects and provide input so we can ensure their needs are met. Through these events, the PBC connects with the neighborhoods and our client base, strengthening our agency's operational effectiveness.



Executive Director Davis speaks with General Contractors in a meeting about capacity-building initiatives.



PBC hosts a table at the Third Annual Construction Industry Conference.



A PBC staff member at the City of Chicago ONA/BACP Small Business Center On The Road event.

# Assist Agencies

Beyond the physical projects we build, the PBC also has developed a strong network of partners who help us reach out across communities. None of our successes in 2015 would have been possible without the support we receive from our clients and community partners. We thank the following agencies for their support in our mission:

- » 51<sup>st</sup> Street Business Association
- » Asian American Business Expo
- » Asian American Institute
- » Association of Asian Construction Enterprises
- » Black Contractors United
- » Chatham Business Association Small Business Development, Inc.
- » Chicago Area Gay and Lesbian Chamber of Commerce
- » Chicago Minority Supplier Development Council, Inc.
- » Chicago Urban League
- » Chicago Women In Trades
- » Coalition for United Community Labor Force
- » Contractor Advisors Business Development
- » Cosmopolitan Chamber of Commerce
- » Developing Communities Project, Inc.
- » Eighteenth Street Development Corporation



PBC staff members welcome attendees to a Business Networking Session at the Salvation Army Kroc Center.



PBC participates in the annual Construction Summit hosted by the City's Department of Procurement Services.

- » Federation of Women Contractors
- » Greater Englewood Community Development Corporation
- » Greater Pilsen Economic Development Association
- » Hispanic American Construction Industry Association (HACIA)
- » Illinois Black Chamber of Commerce
- » Illinois Hispanic Chamber of Commerce
- » Latin American Chamber of Commerce
- » The Monroe Foundation
- » National Association of Women Business Owners
- » National Organization of Minority Engineers
- » Rainbow/PUSH Coalition
- » The Resurrection Project
- » South Shore Chamber, Inc.
- » US Minority Contractors Association
- » Women's Business Development Center

# Strengthening Minority and Women Business Participation

The PBC ensures competitive business opportunities for Minority and Women Business Enterprises (MBE/WBE) in our delivery of projects in both construction and professional services. In addition to delivering quality projects on schedule and within the allotted budget, the PBC's commitment to expanding MBE/WBE contracting helps to eliminate barriers to full participation by all persons, regardless of race, sex or ethnicity.

All projects undertaken by the PBC are closely monitored to ensure compliance with the project's MBE/WBE goals. The PBC's minimum MBE/WBE goals (for construction contracts) are:

- » Award 24% of the annual dollar value of all construction contracts to MBEs
- » Award 4% of the annual dollar value of all construction contracts to WBEs

The PBC remains steadfast in our commitment to a diverse workforce and participation for minority- and women-owned businesses. This is a priority across all segments of the work we do, from general construction to professional administrative services.

Projects completed in 2015 total \$143,343,824.34 as paid to date. These projects have achieved MBE participation of 32.10% or \$46,011,238.18, and WBE participation of 10.13% or \$14,517,233.30, for a total MBE/WBE participation of 42.23% or \$60,528,471.48.

Also to date, the PBC has paid professional administrative services contracts totaling \$10,096,468.47. As paid to date, these services have achieved MBE participation of 50.77% or \$5,126,166.93, and WBE participation of 6.64% or \$670,653.89, for a total MBE/WBE participation of 57.41% or \$5,796,820.82.



PBC hosts a table at a Chicago Women In Trades Expo.



PBC staff members attend a compliance software training session.

# Cost Effective Project Development

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The PBC is committed to delivering cost efficient projects on behalf of our clients. The PBC works in close concert with our user agencies to develop project approaches that meet both their social and financial programming goals. Throughout the development of a project, we provide budget and cost information to managers, clients, commissioners and other stakeholders.

## Program Cost Performance

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The PBC's total budget authority for capital construction and infrastructure projects completed in 2015 was \$206M. At year's end, the aggregate variance for these projects is \$500,000 under the current budgets, including a limited number of scope changes.

The PBC's total multi-year program authority for capital construction projects completed and in development since 2011 exceeds \$1.7B. These projects are trending under budget by 8.7%, representing a variance of \$154.8M under current budgets.

## Change Management Effectiveness

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Effective change management is critical to meeting the cost objectives of the PBC and our clients.

The current approved change order percentage for recently completed construction projects and those currently in construction is 2.1%. The projected change order percentage for these projects is 2.7%. Projected change orders include those currently in process for approval as well as forecasted potential change orders.

These change order rates are within the industry standard 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 Cost Percentage

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The PBC tracks all project costs throughout the life of a project, including indirect costs (known as "soft costs"), such as planning, design, program or project management, and environmental testing/consulting, as well as construction costs (known as "hard costs"), including demolition, site preparation, utility relocation, and general construction.

The PBC's indirect costs average 16.83% of construction. This is consistently below the industry average of 25%.

Indirect costs are particularly cost effective on large-scale projects and programs. The PBC averages 23.57% of construction costs on projects where construction is \$1M - \$20M, 16.21% where construction is \$20M-50M, and 13.64% on projects where construction is \$50M or higher. The larger the project or program, the lower the percentage of indirect costs.

# Leading the Way with Sustainable Development

The PBC continued Mayor Emanuel's commitment to environmental sustainability, furthering Chicago's place as a national leader in sustainable development. To date, 72 facilities developed by the PBC have received LEED certification as defined by the U.S. Green Building Council. At the close of 2015, the City of Chicago, together with the PBC and its sister agencies, has achieved LEED certification on a total of 92 municipally-owned facilities, making Chicago the city with the most LEED-certified municipal buildings in the country. LEED certification was achieved on five PBC projects in 2015:

- » Back of the Yards Campus: CPS College Preparatory High School and Chicago Public Library Branch – LEED Gold
- » Chicago Children's Advocacy Center Expansion – LEED Gold
- » John C. Coonley Elementary School Annex – LEED Silver
- » Nathan Hale Elementary School Annex – LEED Gold
- » Wildwood World Magnet School Annex – LEED for Schools Certified



# Our Harvest Metrics

The true measure of success of the PBC's sustainability policies is found in how our work impacts our environment. In 2015, we reported the following outcomes:





# Our Projects

On behalf of our clients, the PBC is proud to present the work we have completed in 2015.



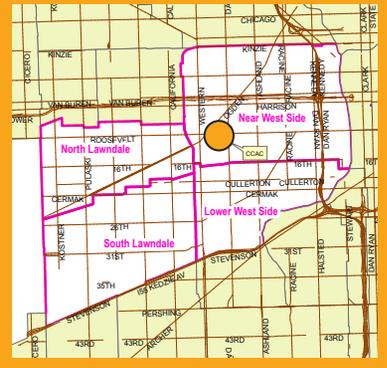
# Chicago Children's Advocacy Center Addition



1240 South Damen Avenue  
 Ward 28 | Alderman Jason Ervin  
 Community Area: Near West Side  
 Opening Date: March 2015  
 Project Budget: \$9,000,000

- » CCAC is a nonprofit facility where City, County and State agencies investigate allegations of child abuse and provide social services to victims and their families
- » Two-story, 18,000-square-foot addition:
  - › Light-filled lobby, break-out space and offices on first floor
  - › Mental health department, training area and lunchroom on second floor
- » Renovation of existing forensic interview rooms and family area
- » Respects the child-friendly atmosphere of the existing facility while doubling CCAC's space
- » Relieves overcrowding, allowing CCAC to increase service capacity and community resources
- » LEED Gold certified
- » For more information about CCAC, check out the video at [bit.ly/ChiCAC](http://bit.ly/ChiCAC)

**18** residents of the surrounding communities were hired to work on the Chicago Children's Advocacy Center Addition



Architect of Record  
**Holabird & Root**

General Contractor  
**IHC Construction**

### MBE/WBE Participation

MBE: 30.52%	\$2,101,285.73
WBE: 4.21%	\$289,557.04
<b>MBE/WBE:</b>	<b>34.73%</b>

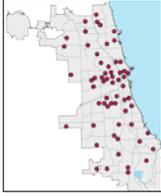
# Technology & Infrastructure Projects

The PBC serves as the unifying agency for the design and installation of security camera systems for the City of Chicago, Cook County and their Sister Agencies. The PBC works with each client to ensure the camera systems are designed and installed under a standard unified methodology so each system will communicate with the security camera networks of the Office of Emergency Management and Communication (OEMC) and the Department of Homeland Security and Emergency Management (DHSEM).

- » \$22.5M Program
- » 44 new cameras
- » 120 replacement cameras
- » Repair of over 200 cameras/PODs
- » Security camera installation for the Chicago Park District:
  - > Along the 606
  - > At Maggie Daley Park
- » Security camera installation for the City of Chicago:
  - > Along the Riverwalk extension from State Street to LaSalle Street
  - > Along Lake Shore Drive from 31st to 41st Street
- » New vehicle communication systems for the Department of Fleet and Facility Management



# Retrofit One



The PBC is working with the Chicago Infrastructure Trust to oversee the Retrofit One program, a component of Retrofit Chicago. This citywide initiative upgrades city-owned buildings to be more energy efficient without using taxpayer dollars. 60 public buildings—police stations, libraries, community centers and other facilities—received 114 energy upgrades, increasing energy efficiency and reducing energy costs.



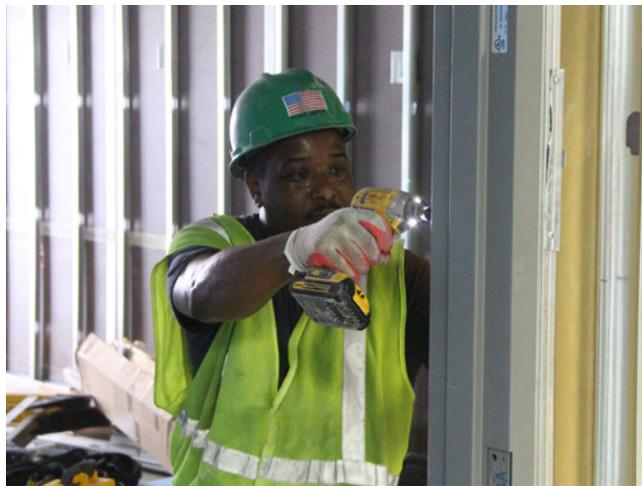
- » Covers more than five million square feet of space
- » Guaranteed to reduce annual utility consumption by \$1.4 million or an estimated 18% annually
- » 114 energy conservation projects:
  - › Lighting
  - › HVAC upgrades
  - › Digital controls
  - › Building envelope weatherization
- » Highlights:
  - › CO<sub>2</sub> elimination equivalent to removing 2,896 cars from the road
  - › 1,500 occupancy sensors installed
  - › 29,000 light bulbs replaced
  - › 36 new or upgraded Building Automation Systems installed
  - › 35 buildings added to Global Building Monitoring System (GBMS)



# Modernizing Our Schools

Much of the PBC's work in 2015 centered on school improvements and modernizations; we delivered four new elementary school additions along with modular units at two schools. Completed on behalf of Chicago Public Schools, these projects have helped to ease overcrowding and provide students with the resources necessary for a 21<sup>st</sup> century education. The PBC also completed significant upgrades and renovations at Chicago Vocational Career Academy, bringing modern program spaces to one of the city's oldest vocational schools. These updates broaden the range of Science, Technology, Engineering and Mathematics (STEM) and Career and Technical Education (CTE) opportunities for Chicago's students.

Increasing the number of school athletic facilities helps provide a well-rounded education to CPS students. The new turf field at National Teachers Academy is a practice field and running track serving Jones College Prep and the South Loop community. Additionally, a turf field at Southwest Area School in West Lawn was completed in the fall. Hubbard High School uses the field, which accommodates baseball, softball, soccer and football.



# Dunne Technology Academy Modernization



Client: Chicago Public Schools

10845 South Union Avenue | Community Area: Roseland

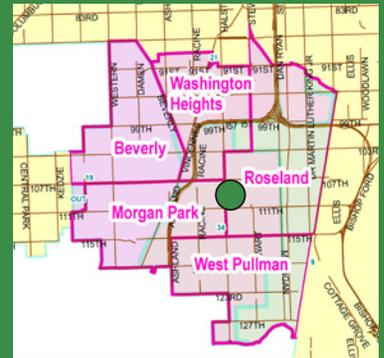
Ward 34 | Alderman Carrie M. Austin

Opening Date: December 2015

Project Budget: \$9,800,000

- » One-story annex with two-story link to existing 1971 school building
- » Science and pre-engineering labs to support Dunne's transition to a CPS STEM school
- » Gymnasium with office and storage area
- » ADA modifications, including elevator
- » Renovations to existing building:
  - › Air conditioning system update
  - › Library and computer lab
  - › Renovation of art room
  - › Special education resource room
- » Site development:
  - › New playground
  - › Artificial turf field
  - › Landscaping
- » Constructed to achieve a LEED for Schools Certification as defined by the USGBC

**2** minority general contracting firms (see below) led construction of Dunne



Architect of Record  
**FGM Architects**



General Contractor - Scope A  
**Powers & Sons Construction (MBE)**

**MBE/WBE Participation**

MBE: 39.77%	\$1,266,540.80
WBE: 1.51%	\$48,167.87
<b>MBE/WBE:</b>	<b>41.28%</b>

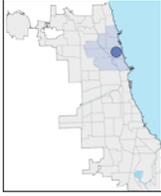
General Contractor - Scope B  
**Old Veteran Construction (graduated MBE firm)**

**MBE/WBE Participation**

MBE: 50.20%	\$672,290.96
WBE: 9.49%	\$127,030.00
<b>MBE/WBE:</b>	<b>59.69%</b>



# Abraham Lincoln Elementary School Annex



Client: Chicago Public Schools  
 615 West Kemper Place | Community Area: Lincoln Park  
 Ward 43 | Alderman Michele Smith  
 Opening Date: September 2015  
 Project Budget: \$20,000,000

- » Three-story annex with link to existing 1894 school building
- » 19 classrooms
  - › Music room
  - › Computer lab
- » Modernized kitchen & dining area
- » Rooftop play area featuring dichroic glass panels
- » Playground
- » Site development
- » Elevator and ADA accommodations
- » Renovation of existing program spaces
- » Installation of classroom air conditioning units in existing building
- » Constructed to achieve a LEED for Schools Certification as defined by the USGBC

**493** people worked on this project, earning \$4,407,444 in wages & benefits



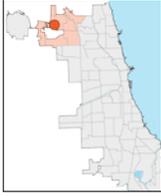
Architect of Record  
**Muller + Muller**  
 (WBE)

General Contractor  
**Blinderman Meccor**  
 Joint Venture  
 (MBE JV Partner - Meccor)

**MBE/WBE Participation**  
 MBE: 31.60%     \$3,885,088.72  
 WBE: 12.42%     \$1,527,124.96  
**MBE/WBE:            44.02%**



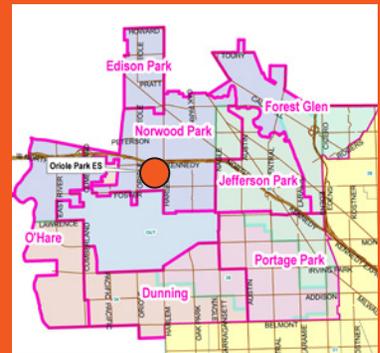
# Oriole Park Elementary School Annex



Client: Chicago Public Schools  
 5454 North Oketo Avenue | Community Area: O'Hare  
 Ward 41 | Alderman Anthony Napolitano  
 Opening Date: September 2015  
 Project Budget: \$15,731,455

- » Two-story annex
- » 17 classrooms:
  - > Science lab
  - > Computer lab
- » Library
- » Kitchen and serving area
- » Dining/multipurpose room
- » New playground
- » Removal of modular building
- » Elevator
- » Administrative suite
- » Renovation of rooms in existing building:
  - > Lunchroom conversion into art room
  - > Administrative office conversion into classroom
- » Constructed to achieve a LEED for Schools Certification as defined by the USGBC

**22** residents of the surrounding communities were hired to work on Oriole Park



Architect of Record  
**Wallin Gomez Architects  
 (MBE)**

General Contractor  
**IHC Construction**

### MBE/WBE Participation

MBE: 25.87%	\$2,363,669.10
WBE: 16.90%	\$1,544,577.67
<b>MBE/WBE:</b>	<b>42.77%</b>



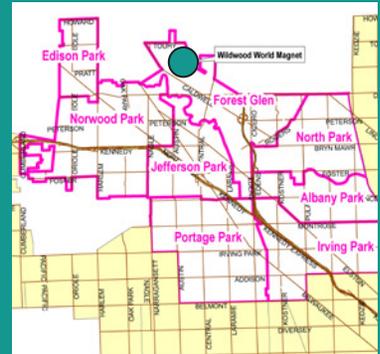
# Wildwood World Magnet School Annex



Client: Chicago Public Schools  
 6950 North Hiawatha Avenue | Community Area: Forest Glen  
 Ward 41 | Alderman Anthony Napolitano  
 Opening Date: September 2015  
 Project Budget: \$14,428,000

- » Three-story annex
- » 14 classrooms:
  - › Art room
  - › Computer lab
- » Library & media center
- » Cafeteria
- » Administrative suite
- » Existing building renovation:
  - › Conversion of two classrooms into music room and storage area
  - › Conversion of existing classroom and administrative office into classroom
- » Removal of modular building
- » LEED for Schools Certified as defined by the USGBC

All Equal Employment Opportunity contract provisions were exceeded including apprentices, laborers, minority & female journeyworkers, community hiring, and City of Chicago residents.

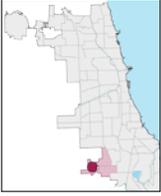


Architect of Record  
**Ilekis Associates**

General Contractor  
**Paschen Milhouse  
 Joint Venture  
 (MBE JV Partner - Milhouse)**

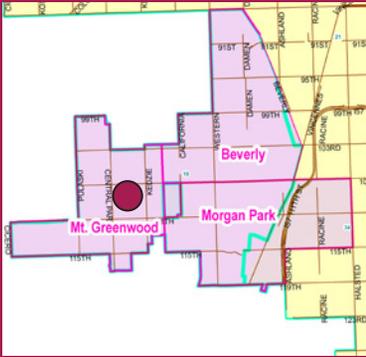
**MBE/WBE Participation**  
 MBE: 27.00%    \$2,706,308.00  
 WBE: 4.84%    \$485,598.37  
**MBE/WBE:            31.84%**

# Mt. Greenwood Elementary School Modular



Client: Chicago Public Schools  
 10841 South Homan Avenue | Community Area: Mt. Greenwood  
 Ward 19 | Alderman Matthew O'Shea  
 Opening Date: September 2015  
 Project Budget: \$2,755,000

**80.4%** of all laborer hours logged on this project were performed by minority laborers



- » Fabrication and installation of modular building:
  - › Six classrooms
  - › Restrooms for boys, girls and staff
  - › Power and communications connections to existing building
- » Associated site work:
  - › Landscaping
  - › Relocation of playground



Architect of Record  
**Wallin Gomez Architects**  
 (MBE)

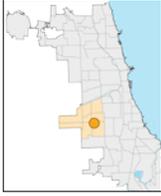
General Contractor  
**OCA Construction**  
 (WBE)

**MBE/WBE Participation**

MBE: 21.25%	\$300,417.50
WBE: 6.59%	\$93,163.00
<b>MBE/WBE:</b>	<b>27.84%</b>



# Enrico Tonti Elementary School Modular

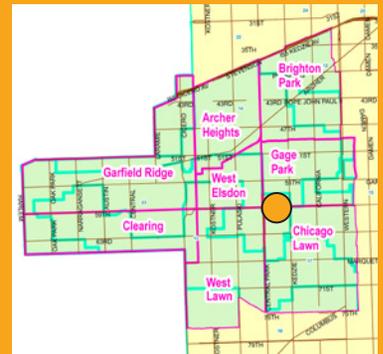


Client: Chicago Public Schools  
 5841 South Homan Avenue | Community Area: Gage Park  
 Ward 23 | Alderman Michael Zalewski  
 Opening Date: September 2015  
 Project Budget: \$1,990,000

- » Fabrication and installation of modular building:
  - › Four classrooms
  - › Restrooms for boys, girls and staff
  - › Power and communication connections to existing building
- » Associated site work:
  - › Landscaping



OCA Construction,  
 a Woman Business  
 Enterprise, contracted with  
**7** minority-owned  
 firms on the Tonti  
 Modular project



Architect of Record  
**Wallin Gomez Architects  
 (MBE)**

General Contractor  
**OCA Construction  
 (WBE)**

### MBE/WBE Participation

MBE: 11.90%	\$164,301.00
WBE: 3.69%	\$51,000.00
<b>MBE/WBE:</b>	<b>15.59%</b>



# Chicago Vocational Career Academy Renovation

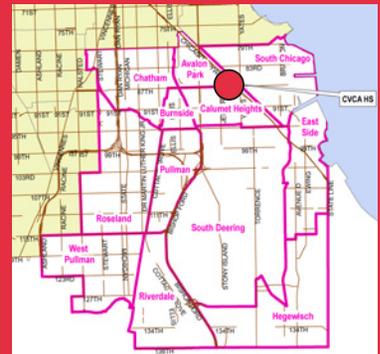


Client: Chicago Public Schools  
 2100 East 87<sup>th</sup> Street | Community Area: Avalon Park  
 Ward 8 | Alderman Michelle Harris  
 Opening Date: September 2015  
 Project Budget: \$75,000,000

- » Interior upgrades in support of Science, Technology, Engineering and Mathematics (STEM) and Career and Technical Education (CTE) programs:
  - › Navistar bay for vehicle maintenance training
  - › Allied Health classrooms & labs
  - › Carpentry workshops
  - › Horticulture classroom & lab
  - › Art classrooms
  - › Early college STEM labs
  - › Renovations for cosmetology and culinary program spaces
- » Repairs and renovation to existing 1940 building:
  - › Interior structural repairs
  - › Mechanical, electrical and plumbing upgrades
  - › ADA improvements
  - › Façade restoration
  - › Roof replacement

**58%** of all journey-worker hours logged on this project were performed by minority journeyworkers.

The JV team hired **56** community residents



## 9 CVCA interns worked on this project



Top Row, L to R: Cortez Brassel, Mariah George, Lenard Harris, Angel Hollingsworth, Jesse Montgomery

Bottom: Erick Sheppard, Daryal Stephens, Annick Toussaint, LeAnte Wallace

Architects of Record  
**DLR Group**  
**Legat Architects**

General Contractor (Phase 1)  
**Sollitt Oakley Joint Venture**  
 (MBE JV Partner - Oakley)

**MBE/WBE Participation**  
 MBE: 34.10%     \$18,035,117.00  
 WBE: 5.97%     \$3,158,880.16  
**MBE/WBE: 40.07%**

# Lindblom Math & Science Academy Parking Lot



Client: City of Chicago

6100 South Winchester Avenue | Community Area: West Englewood

Ward 16 | Alderman Toni Foulkes

Opening Date: November 2015

Project Budget: \$2,468,000

## Environmental Design

International, Inc., a minority woman-owned firm (MBE/WBE), provided critical environmental consulting work for site improvements on the Lindblom Math & Science Academy parking lot project.



- » Land acquisition, design and construction of parking lot
- » 100-space parking lot for Lindblom Math & Science Academy staff and the community
- » Funded by the City of Chicago
- » Adjacent to the school and Lindblom Park
- » Increases the safety and security of staff that park off campus



Engineer of Record  
**Infrastructure Engineering, Inc.**  
 (MBE)

JOC Contractor  
**McDonagh Demolition**

### MBE/WBE Participation

MBE: 10.41%	\$52,100.00
WBE: 0.00%	\$0.00
<b>MBE/WBE:</b>	<b>10.41%</b>



# Turf Field at National Teachers Academy



Client: Chicago Public Schools  
 2301 South Dearborn Street | Community Area: Near South Side  
 Ward 3 | Alderman Pat Dowell  
 Opening Date: June 2015  
 Project Budget: \$4,600,000

- » 3.5 acre parcel
- » Artificial turf practice field for soccer and football
- » Four-lane, 400M, non-standard polyurethane running track
- » Built to serve William Jones College Preparatory High School and the South Loop community



**72%** of all laborer hours logged on this project were performed by minority laborers



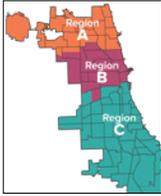
Architect  
**Hitchcock Design Group**

General Contractor  
**Keel Construction (WBE)**

**MBE/WBE Participation**  
 MBE: 24.31%      \$773,782.64  
 WBE: 47.96%      \$1,526,830.35  
**MBE/WBE:                      72.27%**



# Chicago Public Schools Air Conditioning Program



Client: Chicago Public Schools

35 facilities citywide

Opening Date: September 2015

Project Budget: \$10,000,000

- » Furnishing & installation of 300 replacement window AC units and 1,114 new AC units at 35 schools
- » Installation or upgrade of electrical infrastructure as required
- » In 2013, fewer than half of CPS schools had air conditioning in every classroom
- » With the completion of this work, only 65 schools across Chicago still require air conditioners in each classroom
- » It is anticipated that air conditioning will be installed in the remaining schools in 2016, resulting in air conditioning in all CPS classrooms citywide

To complete this project on schedule, 35 schools were split into 3 regions.

The General Contractor in each region surpassed the contract requirement of 7.5% community hiring:

Region A: **23.8%**

Region B: **9.9%**

Region C: **19.4%**



Design Architects  
**FGM Architects,**  
**Legat Architects,**  
**SMNG-A**

General Contractors  
**Broadway Electric,**  
**Blinderman Construction**

**MBE/WBE Participation**  
 MBE: 25.79%     \$1,092,688.80  
 WBE: 4.80%     \$203,152.98  
**MBE/WBE:             30.59%**



RACIA

LIB

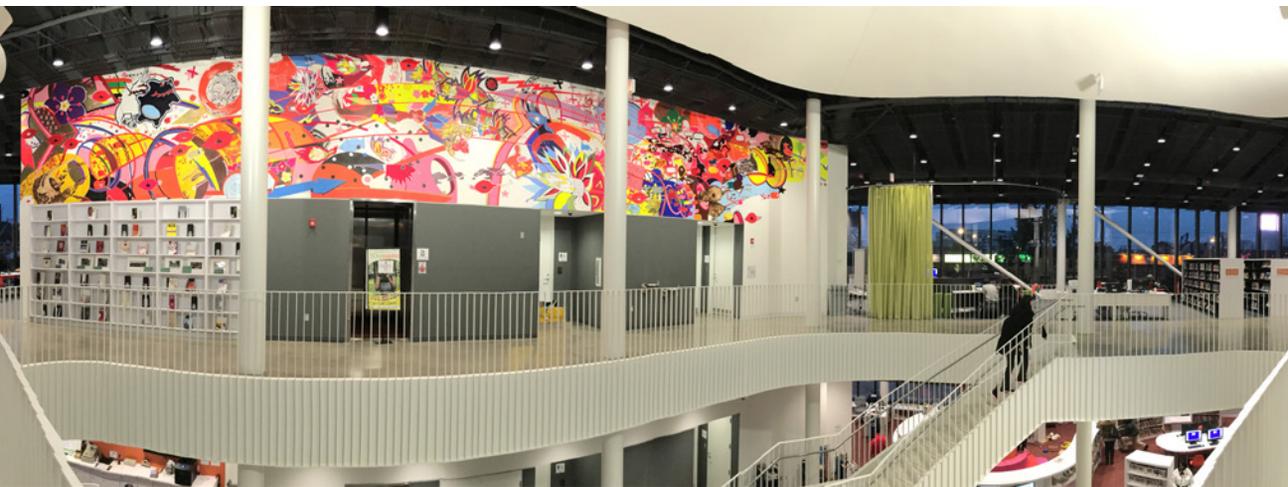
2100

芝罘華僑會  
特別活動委

## 21<sup>st</sup> Century Neighborhood Libraries

On behalf of Chicago Public Library, the PBC developed the award-winning Chinatown Branch Library, a much anticipated project that opened in the summer of 2015. This critically-acclaimed branch library offers a unique blend of traditional library services and the cutting-edge technology featured in modern libraries. With its striking architecture, community-specific design, and prime location at the intersection of Archer and Wentworth Avenues, the library serves as a hub for the vibrant Chinatown community.

Elsewhere in the library system, the PBC constructed three new, teen-centric YOUmedia centers at Woodson Regional Library, Sulzer Regional Library and Legler Branch Library. These digital learning labs further enrich the program expansion announced by Mayor Emanuel in 2014 to double the Chicago Public Library's teen services, making this program the largest of its kind in any U.S. public library system.



# Chinatown Branch Library



Client: Chicago Public Library  
 2100 South Wentworth Avenue | Community Area: Armour Square  
 Ward 25 | Alderman Daniel Solis  
 Opening Date: August 2015  
 Project Budget: \$19,100,000

- » Two-story, 16,000-square-foot building
- » Large reading room
- » Teen space with YOUmedia digital learning lab
- » Early learning space for children
- » Flexible meeting spaces for community use
- » Expanded community room
- » State-of-the-art technology
- » Self-checkout stations
- » Sustainability measures:
  - › Energy efficient building systems
  - › Water-use reduction measures
  - › Native plantings
  - › Partial green roof
  - › Permeable pavement
- » Targeting LEED certification

*“This beautiful, modern design is a model for what a modern library should be, and it is the latest success story in the new chapter we are writing at Chicago Public Library.”*

*-Mayor Rahm Emanuel*



Design-Build Team  
**Wight & Company**  
**Skidmore, Owings & Merrill,**  
**LLP (SOM)**

### MBE/WBE Participation

MBE: 31.12%	\$3,267,625.99
WBE: 14.14%	\$1,484,122.46
<b>MBE/WBE:</b>	<b>45.26%</b>



# Chicago Public Library YOUmedia Renovations



Client: Chicago Public Library  
 Legler Branch and Sulzer and Woodson Regional Libraries  
 Wards 28, 47 & 21  
 Community Areas: West Garfield Park, Lincoln Square & Washington Heights  
 Opening Date: February 2015  
 Project Budget: \$500,000

- » Conversion of existing space into YOUmedia digital learning labs at three libraries
- » High-tech area geared toward teen population
- » Designated space and equipment for video editing, photography, 2D and 3D design, music production, game design and much more
- » Home to an extensive young adult book collection
- » Three tenets of the YOUmedia program:
  - > **Hang out** with friends
  - > **Mess around** with digital media in new ways
  - > **Geek out** in workshops that facilitate exploration of core interests
- » Open to all high school-age Chicago teens with a valid library card

Architect of Record  
**Interactive Design Architects, Inc. (IDEA)**  
**(MBE/WBE)**

JOC Contractor  
**F.H. Paschen / S.N. Nielsen**

**MBE/WBE Participation**

MBE: 32.52%	\$89,660.00
WBE: 0.00%	\$0.00
<b>MBE/WBE:</b>	<b>32.52%</b>

In conjunction with the YOUmedia renovation and under the Retrofit One program, Woodson Regional Library also received lighting and ceiling renovations. 549 fixtures and 764 bulbs were upgraded to energy-efficient alternatives.

JOC Contractor  
**Leopardo Companies**

**MBE/WBE Participation**

MBE: 23.72%	\$132,132.27
WBE: 61.23%	\$341,079.75
<b>MBE/WBE:</b>	<b>84.95%</b>

## Woodson Regional Library Interior Renovation

9525 South Halsted Street  
 Ward 21 | Alderman Howard Brookins Jr.  
 Community Area: Washington Heights  
 Project Budget: \$585,000





# Our Project Partners

The PBC thanks all our project partners for the work we've done together.

## Abraham Lincoln Elementary School Annex

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Accurate Enviro/GSG JV  
Ardmore Associates, LLC  
Blinderman Meccor JV  
The Blue Print Shoppe, Inc.  
Carnow, Conibear & Associates  
Comprehensive Construction Consulting, Inc.  
The Concord Group  
Cotter Consulting  
Cushing & Company  
GSG Consultants, Inc.  
Leopardo Companies  
McDonagh Demolition, Inc.  
Muller & Muller P.C. Ltd.  
Multivista Construction Documentation  
National Survey Service  
The Rise Group  
Rodriguez & Associates, Inc.  
SMNG-A  
Terracon Inc.  
Traffic Analysis & Design, Inc.  
Weaver Boos Consultants Group

## Chicago Children's Advocacy Center Addition

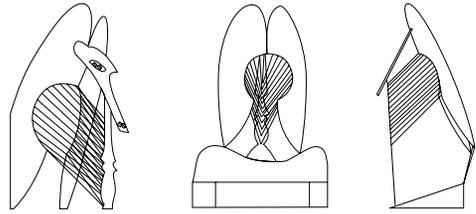
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Ardmore Associates, LLC  
The Blue Print Shoppe, Inc.  
Comprehensive Construction Consulting, Inc.  
Cotter Consulting  
Dynasty Group, Inc.  
ECS Midwest, LLC  
Environmental Group Services, Ltd.  
FTL Flood Testing Laboratories  
Gewalt-Hamilton Associates, Inc.  
Holabird & Root  
IHC Construction  
Primera Engineers, Ltd.  
The Rise Group  
Rodriguez & Associates, Inc.  
Springer Blue Print Services, Inc.  
Weaver Boos Consultants Group

## Chicago Public Library YOUmedia Renovations

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Ardmore Associates, LLC  
Comprehensive Construction Consulting, Inc.  
Cotter Consulting  
Environmental Group Services, Ltd.  
F.H. Paschen/S.N. Nielsen, Inc.  
Interactive Design Architects, Inc. (IDEA)



## Chicago Public Schools Air Conditioning Program

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ATC Group Services  
Auburn Corporation  
Blinderman Construction  
Broadway Electric  
Carnow, Conibear and Associates  
Comprehensive Construction Consulting, Inc.  
Cotter Consulting  
Cross Rhodes Reprographics  
FGM Architects, Inc.  
GSG Consultants, Inc.  
ILLCO Inc.  
Jensen Window Corporation  
K & S Engineers  
Legat Architects  
Rodriguez and Associates, Inc.  
SMNG-A  
Springer Blue Print Services, Inc.  
Weaver Boos Consultant Group

## Chicago Vocational Career Academy Renovation

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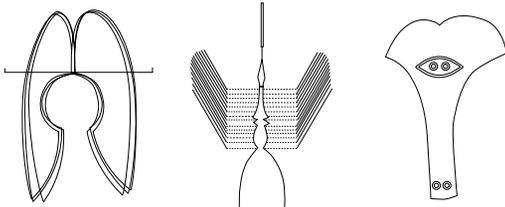
Ardmore Associates, LLC  
BHFx Digital Imaging  
Comprehensive Construction Consulting, Inc.  
The Concord Group  
Cotter Consulting  
DLR Group  
George Sollitt/Oakley JV  
GSG Consultants, Inc.  
Landmark Engineering, LLC  
Legat Architects  
Leopardo Companies  
Multivista Construction Documentation  
Regina Webster & Associates, Inc.  
The Rise Group  
Rodriguez and Associates, Inc.  
Sign-A-Rama  
Steinkamp Photography  
Target Group Inc.  
Terracon Inc.  
Weaver Boos Consultants Group

## Chinatown Branch Library

Ardmore Associates, LLC  
The Blue Print Shoppe, Inc.  
Comprehensive Construction Consulting, Inc.  
Cotter Consulting  
Environmental Group Services, Ltd.  
Environmental Systems Design  
Lohan Anderson  
Multivista Construction Documentation  
Pioneer Engineering & Environmental  
Professional Service Industries  
The Rise Group  
Rodriguez & Associates, Inc.  
SEECO Consultants  
Skidmore, Owings & Merrill, LLP (SOM)  
Terra Engineering, Ltd.  
Weaver Boos Consultants Group  
Wight & Company

## Dunne Technology Academy Modernization

Ardmore Associates, LLC  
Carnow, Conibear & Associates  
Comprehensive Construction Consulting, Inc.  
The Concord Group  
Cotter Consulting  
Cross Rhodes Reographics  
F.H. Paschen/S.N. Nielsen, Inc.  
FGM Architects, Inc.  
FTL Flood Testing Laboratories  
Impact Signs  
Old Veteran Construction  
Multivista Construction Documentation  
Powers and Sons Construction Co.  
Rodriguez and Associates, Inc.  
SMNG-A  
Terra Engineering Ltd.  
V3 Companies  
Weaver Boos Consultants Group



## Enrico Tonti Elementary School Modular

AMEC Foster Wheeler Environment & Infrastructure, Inc.  
BHFX, Digital Imaging  
The Blue Print Shoppe, Inc.  
Comprehensive Construction Consulting, Inc.  
The Concord Group  
Cotter Consulting  
GSG Consultants, Inc.  
Multivista Construction Documentation  
OCA Construction  
Wallin/Gomez Architects, Ltd.  
Weaver Boos Consultants Group

## Lindblom Math & Science Academy Parking Lot

Comprehensive Construction Consulting, Inc.  
The Concord Group  
Cotter Consulting  
Environmental Design International, Inc.  
GRAEF USA  
Impact Signs  
Infrastructure Engineering, Inc.  
INTERRA, Inc.  
Kenig, Lindgren, O'Hara, Aboona, Inc.  
McDonagh Demolition, Inc.  
Multivista Construction Documentation  
The Rise Group  
Rodriguez and Associates, Inc.  
Terra Engineering, Ltd.  
Weaver Boos Consultants Group

## Mt. Greenwood Elementary School Modular

AMEC Foster Wheeler Environment & Infrastructure, Inc.  
BHFX, Digital Imaging  
The Blue Print Shoppe Inc.  
Comprehensive Construction Consulting, Inc.  
The Concord Group  
Cotter Consulting  
GSG Consultants, Inc.  
Multivista Construction Documentation  
OCA Construction  
Terra Engineering, Ltd.  
Wallin/Gomez Architects, Ltd.  
Weaver Boos Consultants Group

## Oriole Park Elementary School Annex

Ardmore Associates, LLC  
Comprehensive Construction Consulting, Inc.  
Cotter Consulting  
GSG Consultants, Inc.  
IHC Construction Companies, LLC  
Impact Signs  
McDonagh Demolition, Inc.  
Milhouse Engineering & Construction, Inc.  
Multivista Construction Documentation  
Professional Service Industries, Inc.  
The Rise Group  
Rodriguez and Associates, Inc.  
SMNG-A  
Springer Blue Print Services, Inc.  
TECMA Associates, Inc.  
Terra Engineering, Ltd.  
Terracon Consultants  
Wallin Gomez Architects, Ltd.  
Weaver Boos Consultants Group

## Retrofit One

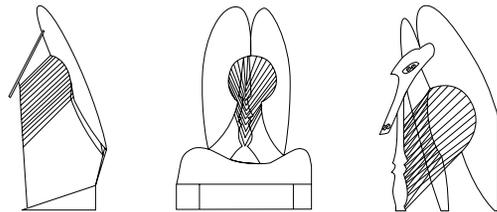
Ameresco, Inc.  
Noresco  
Schneider Electric

## Technology & Infrastructure Projects

The Concord Group  
Comprehensive Construction Consulting, Inc.  
Cotter Consulting  
Globetrotters Engineering Corporation  
Leopardo Companies  
Motorola Solutions  
Rodriguez and Associates, Inc.

## Turf Field at National Teachers Academy

Ardmore Associates, LLC  
Carnow, Conibear & Associates  
Chicago Print Group Inc.  
Comprehensive Construction Consulting, Inc.  
Cotter Consulting  
DB Sterlin Consultants, Inc.  
Hitchcock Design Group  
Impact Signs  
INTERRA, Inc.  
Kee Construction  
The Rise Group  
Rodriguez and Associates, Inc.  
SEECO Consultants  
Terra Engineering, Ltd.



## Wildwood World Magnet School Annex

AECOM Technical Services, Inc.  
Ardmore Associates, LLC  
ATC Group Services, Inc.  
Camp Dresser and McKee  
Comprehensive Construction Consulting, Inc.  
The Concord Group  
Cotter Consulting  
Crawford Murphy & Tilly, Inc.  
Cross Rhodes Reprographics  
F.H. Paschen/Milhouse JV III  
Globetrotters Engineering Corporation  
Ilekis Associates  
Impact Signs  
McDonagh Demolition, Inc.  
Milhouse Engineering & Construction  
Multivista Construction Documentation  
The Rise Group  
Rodriguez & Associates, Inc.  
SMNG-A  
URS Corporation  
Weaver Boos Consultants Group

## Woodson Regional Library Interior Renovation

Comprehensive Construction Consulting, Inc.  
Leopardo Companies

### Sign up for PBC Alerts

*Your Direct Connection to PBC  
Procurement Opportunities*

**PBC Alerts** is a free email service that notifies you each time a new construction contract is offered for bid or professional service qualifications are being sought.

**PBC Alerts** is the single most effective way to find out about upcoming PBC procurement activities, such as bid opportunities, RFQ/Ps, prequalification opportunities and networking events.

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

# PBC Project Completions 2011-2015

## 2011

Adam Clayton Powell, Jr. Paideia Academy  
Dunning Area Branch Library  
Engine Company 109 Firehouse  
George W. Collins High School Renovation  
Greater Grand Crossing Branch Library  
and Comer Family Reading Garden  
Gwendolyn Brooks College Preparatory Academy  
Additions  
Haas Park Fieldhouse  
John W. Garvy Elementary School Addition  
Little Village Branch Library  
Marvin Camras Elementary School Renovation  
Mt. Greenwood Elementary School Linked Annex  
The Ogden International School of Chicago  
Richard M. Daley Branch Library  
Sauganash Elementary School Addition  
South Shore International College Preparatory  
High School  
Sulzer Regional Library Renovation  
Woodson Regional Library Renovation

## 2012

12<sup>th</sup> District Police Station  
31<sup>st</sup> Street Harbor  
Air Force Academy Renovation  
Charles R. Henderson Elementary School Renovation  
Douglas Park Artificial Turf  
Durkin Park Elementary School Linked Annex  
Edgebrook Elementary School Addition  
Engine Company 16 Firehouse  
Ferdinand Peck Elementary School Renovation  
Henry D. Lloyd Elementary School Artificial Turf  
Humboldt Park Library Addition and Renovation  
James Shields Middle School  
Josefa Ortiz de Dominguez Elementary School  
Artificial Turf  
Michael Reese Hospital Demolition  
Ramova Theater Stabilization  
Rosenblum Park Redevelopment  
Sarah E. Goode STEM Academy  
South Shore High School Demolition  
William J. Onahan Elementary School Linked Annex

## 2013

2013 School Investment Program (98 CPS schools)  
Adlai E. Stevenson Elementary School Linked Annex  
Back of the Yards Campus: CPS College Preparatory  
High School and CPL Branch Library  
Edgewater Branch Library  
Edison Park Elementary School Linked Annex  
Enrico Tonti Elementary School Modular  
Everett McKinley Dirksen Elementary School Modular  
Josephine C. Locke Elementary School Modular  
Lake View High School Renovation  
Leonard Louie Fieldhouse  
Little Village Elementary School Modular  
Mary Lyon Elementary School Modular  
Nathan Hale Elementary School Linked Annex  
Thomas J. Higgins Community Academy Renovation  
William Jones College Preparatory High School  
William P. Gray Elementary School Modular

## 2014

Albany Park Branch Library  
Alexander Graham Bell Elementary School Addition  
John C. Coonley Elementary School Addition  
Stock Yards National Bank Building Stabilization  
William Jones College Preparatory High School  
Renovation

## 2015

Abraham Lincoln Elementary School Annex  
Chicago Children's Advocacy Center Addition  
Chicago Public Library YOUmedia Renovations  
(3 CPL libraries)  
Chicago Public Schools Air Conditioning Program  
(35 CPS schools)  
Chicago Vocational Career Academy Renovation  
Chinatown Branch Library  
Dunne Technology Academy Modernization  
Enrico Tonti Elementary School Modular  
Lindblom Math & Science Academy Parking Lot  
Mt. Greenwood Elementary School Modular  
Oriole Park Elementary School Annex  
Retrofit One (60 public buildings)  
Turf Field at National Teachers Academy  
Wildwood World Magnet School Annex  
Woodson Regional Library Interior Renovation



# PUBLIC BUILDING COMMISSION

RICHARD J. DALEY CENTER  
50 WEST WASHINGTON STREET  
ROOM 200  
CHICAGO, ILLINOIS 60602  
[pbcchicago.com](http://pbcchicago.com)



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James Steinkamp Photography and Josh Pabst