



PUBLIC BUILDING COMMISSION MID YEAR REPORT 2 0 1 0



Mayor Richard M. Daley,
Chairman

Erin Lavin Cabonargi,
Executive Director



2010 OPENING SCHEDULE

19 projects in total are slated to open in 2010 as follows:

- *South Water Purification Plant*
- *41st Street Beach House*
(Dedicated: July 17, 2010)
- *Kathy Osterman Beach House*
(Dedicated: August 27, 2010)
- *Bromann Park Playlot*
- *Marquette Park Playground*
- *Piotrowski Park Playground*
- *Burroughs School Artificial Turf Project*
- *Federico Garcia Lorca Elementary School*
(Dedicated: September 10, 2010)
- *Calmecca Academy of Fine Arts & Dual Language*
(Dedicated: September 9, 2010)
- *Eric Solorio Academy High School*
(Dedicated: September 1, 2010)
- *West Ridge Elementary School*
(Dedicated: September 15, 2010)
- *Holmes Elementary School Addition*
- *Marvin Camras Elementary School Renovation*
- *23rd District Police Station*
- *Mariano Azuela Elementary School*
- *Park 484 (at Mariano Azuela)*
- *Marshall School Campus Park*
- *Valley Forge Park Fieldhouse*
- *Grand Crossing Branch Library*

ENVIRONMENTAL SUSTAINABILITY SUMMARY:

LEED

The PBC has 40 projects registered with the USGBC:

- 22 Public Schools
- 2 Firehouses
- 2 Police District Stations
- 5 Branch Libraries
- 6 Park Fieldhouses
- 3 other unique projects

29 projects have already achieved LEED certification.

ERIC SOLORIO ACADEMY HIGH SCHOOL FEATURE PROJECT



The new Eric Solorio Academy, is the final school within the campus that includes two adjoining facilities, Sandoval Elementary School located just South of 55th Street and Irene Hernandez Middle School located just south of Solorio. This new high school is named for fallen police officer, Eric Solorio and serves grades 9-12.

Eric Solorio Academy is the first school to open that implements the new *Urban Model High School* prototype. The facility includes many wonderful amenities for a capacity of 1200 students. The school features 26 standard academic classrooms, 5 computer labs, 6 science labs, 2 visual arts classrooms, 2 performing arts classrooms, a college resource center, a library/media resource center, a gymnasium, a natatorium with 6 lane pool, a fitness/weight room, nurse and student support service, kitchen and dining facilities, a state-of-the-art computer network, combination artificial turf soccer and football field with bleachers, tennis courts, an outdoor reading garden and is fully accessible to people with disabilities.

One key feature of this new high school prototype design is the provision for community use on evenings and weekends. The school features separate, independent entrances for both the library and the athletic wing as well as dedicated storage spaces for the Chicago Park District or Community Operator.



2010 MID YEAR REPORT

EXECUTIVE SUMMARY

At its monthly Board meeting on August 10, 2010, the Board of Commissioners of the Public Building Commission (PBC) of Chicago accepted the Quarterly Staff Report*, highlighting the program accomplishments through the second quarter of 2010.

Having awarded more than \$152 million in construction work during 2010, the PBC reported strong progress with 27 projects in construction, 18 projects in design and another 14 in planning.

The PBC is especially proud to announce the completion of five newly constructed schools that opened for the 2010-2011 school year funded through the *Modern Schools Across Chicago* program. These schools include Eric Solorio Academy High School, Calmecca Academy of Fine Arts & Dual Language, Federico Garcia Lorca Elementary School, West Ridge Elementary School and Mariano Azuela Elementary School.

The PBC manages a capital program with \$402 million of construction work in place for 2010 on behalf of our clients: Chicago Public Library, Chicago Public Schools, Chicago Park District, and the City of Chicago among others. By year end 2010, the PBC will have completed 19 projects valued at \$425.6 million – on time and with a projected \$25 million project surplus.

In 2010 to date, over \$200 million of construction work has been bid and awarded by the PBC, including 11 contracts for General Construction (GC) projects valued at \$152 million, task orders for Job Order Contracting (JOC) contracts valued at \$8 million, task orders for special projects valued at \$15 million and trade packages for one CM at Risk contract valued at over \$25 million. The commitment on the newly awarded work was 27.68% for minority-owned business enterprises which represents \$55 million. The women-owned business enterprise commitment for construction work awarded in 2010 was 5.36%, or \$10 million.

During the first two quarters of 2010, the PBC completed four construction projects and one special project for a total value of over \$75 million. To date, these projects have achieved actual M/WBE participation of 37% which represents almost \$28 million to minority- and women-owned business enterprises.

The Public Building Commission had great success with the completion of the Eric Solorio Academy, a newly constructed high school in Chicago's Brighton Park neighborhood. Please refer to the "Feature Project" section for details.

Also in the second quarter of 2010, the PBC made 29 awards to pre-qualified Specialty Consultants in areas such as surveying, commissioning, environmental consulting and construction materials testing. Of the total value, 38% of the dollars were awarded to MBE firms and 44% to WBE firms. And, we are proud to say that 88% of the total was awarded to firms located in Chicago.

Program wide change order statistics reflect a well managed project development process. As anticipated the institution of separate phases for demolition and site preparation have significantly reduced delays and change orders during vertical construction. The Q2 quarterly staff report showed that change orders on site demolition, site preparation and construction for current projects reflect an average percent of change of 3.4%, well within the industry standard change order percentage for new municipal and educational construction work of 3-5%.

The PBC continues to promote its environmentally sustainable development practices. And to date, we have registered our 69th project under the LEED program (Leadership in Energy and Environmental Design), promulgated by the United States Green Building Council. Of those previously registered, 29 PBC projects have achieved certification. Chicago has more municipally-owned LEED certified facilities than any other city in the nation.

The PBC monitors all project delivery activities on a regular basis, continuously assessing and improving operational effectiveness. These figures illustrate an agency with a strong delivery approach and a strong commitment to diversity and capacity building. The PBC project development process is one that is transparent and responsible in the application of public funds. This year started strong, and we expect the rest of 2010 to continue to exhibit the same track record of exemplary project delivery and community benefit.

***A full copy of the Second Quarter Staff Report is available at pbcchicago.com**

PROCUREMENT

OPPORTUNITIES

SIGN UP FOR “E-MAIL ALERT NOTICES”

You can now sign up for a free service that notifies you by e-mail each time a new construction contract is offered for bid, or professional service qualifications are being sought. Notices help companies pre-qualify for bidding opportunities as well as find sub-contracting opportunities.

Other features on the PBC’s web site can help you identify opportunities for your company and include:

- *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-owned and woman-owned business enterprises.*
- *Names, contact information and ownership data for all general contractors, construction managers and specialty consultants that are pre-qualified to bid on PBC contracts.*
- *Bid tabulations for all general contracts awarded by the PBC.*
- *General contractor pay applications with sub-contractor pay amounts.*
- *Listings of all official actions taken by the PBC Board of Commissioners.*
- *The PBC’s annual report and financial statement, available to download.*

To register, go to **www.pbcchicago.com**

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