



PUBLIC BUILDING COMMISSION YEAR END REPORT 2 0 1 1



Mayor Rahm Emanuel,
Chairman

Erin Lavin Cabonargi,
Executive Director



2011 COMPLETION SCHEDULE

17 projects completed in 2011, as follows:

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

ENVIRONMENTAL SUSTAINABILITY SUMMARY

LEED

40 PBC projects have achieved LEED certification:

- 12 Public Schools
- 4 Firehouses
- 4 Police District Stations
- 12 Branch Libraries
- 3 Park District Facilities
- 5 other Unique City Funded Projects

32 additional projects are registered with the USGBC.

FEATURE PROJECT

The Ogden International School of Chicago



The new Ogden International School of Chicago replaces an existing school in the Near North Side neighborhood that had outgrown its existing facility. Bound by State Street to the east, Dearborn to the west, Oak to the north, and Walton to the south, the small urban site would not accommodate an existing prototype design with a surface parking lot. To accommodate this 900-student population, a dense design was developed from the same kit of parts included in all elementary school prototypes. The school's program components, finishes and spatial considerations are comparable to other prototype designs. Unlike other schools and because of its unique location in a dense urban area, this school plan incorporated a single-level basement garage and a vegetated roof with accessible walkways and a rooftop learning garden and play area.



Letter from the Chairman & Executive Director

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 on our success. Our 2011 accomplishments reflect a strong project delivery approach as well as strong economic sustainability and environmental sustainability programs. We expect 2012 to continue the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

Project highlights for Year End 2011 include the completion of 17 projects. Including one fieldhouse, one firehouse, four new branch libraries, two library renovation projects, one library reading garden and eight new and renovated school projects.

Notably, the new Little Village Branch Library and the new Engine Company 109 Firehouse were completed in 2011. These new public facilities share a single campus in the city's Little Village neighborhood. The facilities' adjacency provides an anchor for the community as well as a unique opportunity to implement a combined wellfield geothermal system and other sustainable site features, resulting in a showcase of integrated green design and shared amenities.

Also worthy of note, the new South Shore International College Prep High School was featured in the January 12, 2012 issue of Architectural Record Magazine. The Public Building Commission also completed The Ogden International School of Chicago, which received of the 2011 Engineering News Record (ENR) Midwest Award of Merit. Please see the "Feature Project" section of this mailer for more details on this project.

Cost Performance and Effectiveness

The PBC manages a capital program with more than \$2 billion of development authority on behalf of our clients: Chicago Public Library, Chicago Public Schools, Chicago Park District, and the City of Chicago among others. For this program, projects are currently trending under budget by 7.07%, representing a variance of \$150 million under the original undertaking budget.

The approved change order % for all categories is 2.3%. These rates are below the industry standard change order percentage for new municipal and educational construction work at 3-5%.

The PBC's total Indirect Costs average 13.32% of project costs. Indirect Costs for project development average 11.2% of project costs. This is consistently below the industry average of 25% of total project costs.

Job Creation

As good stewards of the public fund, the PBC focuses on economic sustainability in project and program development. The construction of the projects completed in 2011 has created approximately 1,100 Full-Time Equivalent (FTE) jobs (construction and professional services), and to date more than 8,200 individuals have been employed on these 17 projects in construction alone.

M/WBE Commitments in 2011-on Awarded Work

Nearly \$250 million of new construction work was bid and awarded by the PBC in 2011. The minority-owned business (MBE) commitment on the total construction work awarded during the year is 26.31%, or \$64.9 million, and the women-owned business (WBE) commitment for this work is 4.52%, or \$11.2 million.

Professional consulting services for 12 new projects were awarded for a total value of \$4.1 million during the year. The MBE commitment for these services is 45.57%, or \$1.8 million, and the WBE commitment for this work is 15.16%, or \$624K.

M/WBE Compliance-Actuals Paid to Date

In 2011, 17 projects reached completion which have a total contract value of \$243 million. As paid to date, these projects have achieved MBE participation of 33.60%, or approximately \$77 million, and WBE participation of 5.74%, or approximately \$13 million.

Professional consulting services for the 17 projects completed in 2011 represent a total value of \$22.9 million. As paid to date, these services have achieved MBE participation of 35.47%, or \$7.5 million, and WBE participation of 11.09%, or \$2.3 million.

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It is with great pride that the PBC delivers these wonderful public amenities in a way that illustrates excellent stewardship of the public fund. A full copy of the Year End Staff Report is available at pbccchicago.com. As Chairman, and on behalf of my fellow Commissioners and the PBC staff, we hope that you have the opportunity to utilize these remarkable public facilities, that truly help us to **build community**.

Rahm Emanuel
PBC Chairman

Chris A. ...
PBC Executive Director

PROCUREMENT

OPPORTUNITIES

SIGN UP FOR "E-MAIL ALERT NOTICES"

You can 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:

- *Listings of all official actions taken by the PBC Board of Commissioners.*
- *The PBC's annual report and financial statement, 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-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.*

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

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