



PUBLIC BUILDING COMMISSION MID YEAR REPORT 2 0 1 4



Mayor Rahm Emanuel,
Chairman

Erin Lavin Cabonargi,
Executive Director



2014 COMPLETIONS

Projects scheduled for completion in 2014:

- *Albany Park Branch Library*
- *Alexander Graham Bell Elementary School Addition*
- *Chicago Children's Advocacy Center Expansion*
- *John C. Coonley Elementary School Addition*
- *William Jones College Preparatory High School Renovation*
- *Turf Field at National Teacher's Academy*
- *Multiple Energy and Technology Projects*



LEED ENVIRONMENTAL SUSTAINABILITY SUMMARY

64 PBC projects have achieved LEED certification:

- 26 Public Schools
- 6 Firehouses
- 4 Police District Stations
- 15 Branch Libraries
- 7 Park District Facilities
- 6 Other Unique City-funded Projects

19 additional projects are registered with the USGBC.

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 upon our success. Our Mid-Year 2014 accomplishments reflect a strong project delivery approach, as PBC continues the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

The PBC is overseeing projects in 2014 that will deliver world-class facilities to residents, create jobs and strengthen communities, from new school buildings that will ease overcrowding, a center dedicated to helping abused children, and a new community branch library that will inspire learners of all ages.

In the first half of 2014, we are proud to have celebrated the opening of the new addition at Alexander Graham Bell Elementary School and held groundbreakings for the expanded Chicago Children's Advocacy Center and addition for John C. Coonley Elementary School.

Work is also underway on a number of other projects, from the new Chinatown Branch Library to school annexes that will provide modern facilities that enhance education and learning, including the renovation and modernization of Chicago Vocational Career Academy. The PBC is also overseeing two other projects: Retrofit One, which will bring energy efficient upgrades to 60 public buildings and the expansion of YOUmedia centers at several library branches across the city.

In 2014 to date, the PBC has won 11 awards from a range of industry associations that recognize excellence in construction, design and contributions to community. PBC was awarded a top construction industry award from the Chicago Building Congress and the highest honor from the Chicago Association of Realtors, along with a national award of excellence for our environmental program, demonstrating how PBC projects are leading the way in quality and innovation.

Cost Performance and Effectiveness

The PBC manages a multi-year capital program with more than \$2.7 billion on behalf of our clients. Projects included in the multi-year program are trending under budget by 9.74%, representing a variance of \$269 million under the current budgets.

The PBC's budget to actual variance on active projects is less than 1%, a trend associated with stabilization in the market over the last several years.

The approved change order percentage for recently completed projects and those currently in construction is 2%. The projected change order percentage for these projects is 3.5%. These rates are within 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 16.20% 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 throughout the development of a project to ensure that only the funds necessary to complete a project are used.

M/WBE Compliance on Project Work Completed in 2014

During 2014, to date, one project has achieved construction completion totaling \$6.62 million. Of this total general construction contract, paid to date, the project has achieved MBE participation of 32.23% or \$2.13 million and WBE participation of 4.87% or \$322,547, for a total of 37.1% or \$2.45 million. Also to date, the PBC has paid professional services contracts for general construction projects totaling \$791,397. As paid to date, these services have achieved MBE participation of 36.47% or \$288,624 million and WBE participation of 4.87% and \$38,521 for a total participation of 41.34% or \$327,145.

We are proud to develop public amenities in a way that demonstrates excellent stewardship of the public fund. A full copy of the 2014 Mid Year Staff Report is available at pbccchicago.com. As Chairman, and on behalf of my fellow Commissioners and the PBC staff, we hope that you will visit and enjoy these outstanding public facilities that are cornerstones in our communities.

Rabm Emanuel
PBC Chairman

Quill
PBC Executive Director

FEATURE PROJECT

PROCUREMENT OPPORTUNITIES

Chicago Children's Advocacy Center Expansion



The Chicago Children's Advocacy Center (CCAC) expansion is an important project that will enable the center to increase its space, broaden its reach, better coordinate investigative services and provide expanded mental health services for abused children.

Located on the Near West Side, the project will add an 18,000 square foot, two-story addition to the existing center, double the capacity to provide mental health services for children who are sexually abused, add dedicated space for hosting community trainings, improve the quality and number of child- and family-friendly areas for clients and ensure that the physical environment of the center is conducive to collaboration among members of the center's co-located, multi-disciplinary teams.

CCAC is a leading model for coordinated services that ensure swift and appropriate interventions on behalf of the city's most vulnerable children and families. The investment of City of Chicago TIF funds in this project will help further the center's work as the front-line responder to all cases of reported child sexual abuse, as well as reports of physical abuse with life-threatening injuries to children under 3 years old.

The new addition will enhance services for children and families traumatized by sexual abuse and other types of violence. CCAC houses specialized teams from the following public agencies: Illinois Department of Children & Family Services, Chicago Police Department, Cook County Health and Hospitals System and the Cook County State's Attorney's Office. More than 2,200 children are referred to CCAC each year, and the center has served more than 27,000 children since opening in 2001.

This project is designed to achieve LEED Silver certification and will be fully accessible to people with disabilities.

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**

BOARD OF COMMISSIONERS

Mayor Rahm Emanuel, Chairman

Byron T. Brazier
Martin Cabrera, Jr.
Thomas J. Kotel
José Maldonado, Jr.
Toni Preckwinkle

Arnold Randall
Samuel Wm. Sax
Mariyana T. Spyropoulos
Bryan Traubert
David J. Vitale

50 W. Washington St., Room 200
312.744.3090 • e-mail: pbcc@pbccchicago.com
Compliance Hotline: 888.686.8383 or pbccalertline.com

Follow Us:

