







Public Building Commission of Chicago

Board Meeting August 20, 2013







Recent Events



Enrico Tonti Elementary School Kindergarten Modular Opening August 5, 2013





- The Modular buildings provided are constructed offsite in five sections and assembled onsite to create four classroom modular buildings (modulars).
- The color of each modular was selected to match the existing school.
- The Modular buildings are approximately 70' X 70' (4,780 sf each) placed on concrete foundations at grade.
- The modulars have full restroom facilities, are fully sprinklered, and each classroom is separately heated and air-conditioned.



CPS-Full Day Kindergarten Initiative Modular Program

- William P. Gray Elementary School (August 9, 2013)
- Enrico Tonti Elementary School (August 9, 2013)
- Mary Lyon Elementary School (August 16, 2013)
- Everett McKinley Dirksen Elementary School (August 16, 2013)
- Josephine C. Locke Elementary School (August 21, 2013)
- Little Village Elementary School (August 21, 2013)

















- By working together, CPS and CPL can maximize their resources to meet the needs of students and community residents. The campus has been designed so that independent access can be granted to the library and athletic amenities when school is not in session.
- The campus has been designed to be high-tech with both wired and wireless internet access, sustainably designed to achieve LEED Silver Certification and fully accessible to people with disabilities.
- College preparatory high school with space to serve 1,200 students
 The new high school will offer a "wall-to-wall" International
 Baccalaureate Program (IB).





- 26 Standard Academic Classrooms
- 5 Computer Labs
- 6 Science Labs
- 2 Visual Arts Classrooms
- 2 Performing Arts Classrooms
- Scene Shop, Dressing Rooms & Green Room

- College Resource Center
- Library/Media Resource Center
- Gymnasium (Two Station)
- 1 Natatorium with 6 Lane Pool
- Multipurpose Room/Athletic Studio
- Fitness/Weight Room
- Exterior amenities for the campus include combination soccer and football field with bleachers, softball diamond, tennis courts, parking lot, entry plaza and an outdoor reading garden.





- As part of the campus, Chicago Public Library will also open a full-service public library branch to serve the community.
- The branch will also offer teen-focused collections and digital learning and community services. The new branch features adult, teen and children collections and reading areas, teen media lab, community room, 25 computers and reading garden.



Board Meeting August 20, 2013

William Jones College Preparatory

High School Opening August 20, 2013

- 278,000 Square Feet
- 7-Floors plus Lower Level
- Steel Frame Construction
- Capacity: 1700 Students (including freshman campus)

New Building Features

- 26 Standard Academic Classrooms
- 5 Computer Labs
 (including a distance learning lab)
- 6 Science Labs
- 1 Pre-Engineering Lab
- 2 Visual Arts Classrooms
- 2 Performing Arts Classrooms
- 4 OSES Classrooms
- Auditorium
- Scene Shop, Dressing Rooms & Green Room
- College Resource Center
- Library/Media Resource Center
- Gymnasium (Two Station)
- 1 Natatorium with 6 Lane Pool
- Multipurpose Room/Athletic Studio
- Fitness/Weight Room
- Administrative Suite
- Nurse and Student Support Service
- Kitchen and Dining Facilities







Reports



2013 Q2 Staff Reports





1. <u>Letter from Executive Director & Executive Summary Report</u> The details included in the 2013 Q2 Staff Report are intended to communicate project status, analyze market trends and communicate performance metrics.

2. Program Forecast Report

This report has been developed for distribution to the Board, clients and MBE/WBE Assistance Agencies as well as prospective bidders to share upcoming opportunities and milestones for projects in Planning, Design, and Construction.

3. <u>Market Conditions Report</u>

This graphic illustrates comparative costs of like buildings, thereby tracking market trends.



4. Program Cost Status Report

As of June 30, 2013, current multi-year program authority exceeds \$2.6B in project development cost. Currently, projects are under budget by 7.20%, representing a variance of \$187.8MM under the original undertaking budgets. A limited number of budget revisions have been authorized due to changes in project scope. Including these revisions projects are under budget by 7.58%, representing a variance of \$199MM under the revised undertaking budgets.

The PBC works closely with User Agency Staff throughout the development of a project to ensure that only the funds necessary to complete a project are raised.



5. <u>Program Cost Effectiveness Report</u>

Recognizing the need to be good stewards of the public fund, in addition to getting competitive construction bids and managing projects to approved budgets, additional areas of focus include managing change orders and indirect project costs:

Open Projects Construction Change Order Q2 2013 Report The approved change order % for construction projects is 3.0%. The projected change order % for all construction contracts is 5.0%, including potential change orders and those in process. These rates are within the industry standard change order percentage for new municipal and educational construction work at 3-5%.

Indirect Costs as a Percentage of Construction Costs

The PBC tracks all project costs throughout the life of a project, including all Indirect Costs, also known as "soft costs" (Planning, Environmental Testing & Consulting, Design, and Program and Project Management) and all Construction Costs, also known as "hard costs" (Demolition, Site Prep, Utility Relocation and General Construction).

The PBC's Indirect Costs average **16.48%** of Construction costs. The PBC's Indirect Costs are particularly cost effective on large scale projects and programs, averaging 12.35% of construction costs on projects where construction is \$50M or higher. **This is consistently below the industry average of 25%.**



6. Monthly Project Status Report

This report provides an individual detailed snapshot of every active PBC project.

7. Sustainable Development Q2 2013 Status Report

This report provides a detailed snapshot of the PBC's LEED certified projects and metrics. Through Q2 2013, the PBC has achieved LEED Certification on 57 municipally owned projects, with an additional 21 registered projects. The City of Chicago has more LEED certified municipally owned facilities than any other city in the nation.



8. M/WBE Commitment Reports

M/WBE Construction Contract Commitment Report for Projects Awarded in 2013 Through Q2 2013, six contracts for General Construction (GC) projects were awarded, work orders on six Job Order Contract (JOC) were issued and one design-build contract was awarded. Below are the M/WBE Commitments at award:

Туре	Total	MBE	MBE Value	WBE	WBE Value
	Contract Value	Commitment	(At Award)	Commitment	(At Award)
General	\$41,437,082.00	25.58%	\$10,599,235.00	4.47%	\$1,850,613.00
Construction					
JOC	\$7,151,986.72	22.02%	\$1,574,516.00	17.21%	\$1,231,188.00
Design Build	\$12,493,000.00	28.92%	\$3,612,585.36	8.84%	\$1,104,768.00
Total	\$61,082,068.72	25.84%	\$15,786,336.36	6.85%	\$4,186,569.00

M/WBE Professional Services Commitment Report for Projects Awarded in 2013 (AOR, Environmental Consultant-Category A, B, & C, Environmental Consultant-Reno & Demo, Traffic Study, Geotechnical Consultant, Commissioning Authority, Material Testing Service, Surveyor Service, Construction Signage and Comprehensive Printing Services)

Through Q2 2013, professional consulting services on three construction projects have been awarded. Below are the M/WBE Commitments at award:

Туре	Total	MBE	MBE Value	WBE	WBE Value
	Contract Value	Commitment	(At Award)	Commitment	(At Award)
Professional Services	\$5,102,273.63	28.69%	\$1,463,860.43	22.92%	\$1,169,394.76



9. M/WBE Compliance Reports

M/WBE & EEO Construction Contract Compliance Report for Projects Completed in 2013

Through Q2 2013, two construction projects were completed. Below is the M/WBE participation achieved on the projects as of Q2 2013:

Туре	Total Contract Value	Total Paid to Date	MBE Participation Achieved	MBE Value Paid to Date	WBE Participation Achieved	WBE Value Paid to Date
General Construction	\$17,793,000.00	\$16,476.353.14	52.80%	\$8,669,019.94	4.86%	\$801,152.79

M/WBE Professional Services Compliance Report for 2013 Professional Service Contract Awards

(AOR, Environmental Consultant-Category A, B, & C, Environmental Consultant-Reno & Demo, Traffic Study, Geotechnical Consultant, Commissioning Authority, Material Testing Service, Surveyor Service, Construction Signage and Comprehensive Printing Services)

Туре	Total Paid to Date	MBE Participation Achieved	MBE Value Paid to Date	WBE Participation Achieved	WBE Value Paid to Date
Professional Services	\$2,179,172.91	47.43%	\$1,033,647.15	9.70%	\$211,311.67



10. Specialty Consultant Q2 2013 Award and Commitment Report

In the 2nd quarter of 2013, thirteen (13) task orders valuing \$1,111,254.38 were issued against the Specialty Consultant term contracts (Surveying, Commissioning, Environmental Categories A, B and C, Environmental Renovation / Demolition, Geotechnical, Traffic Study, and Construction Inspection and Material Testing.) Below are the M/WBE Commitments for these task orders at award:

Туре	Total Contract	MBE	MBE Value	WBE	WBE Value
	Value	Commitment	(at Award)	Commitment	(at Award)
Specialty Consultant Awards	\$1,111,254.38	13%	\$140,120.08	27%	\$296,022.12

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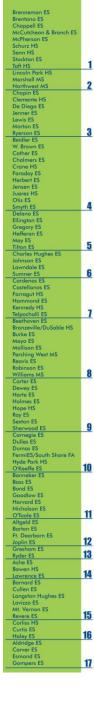


SIP: School Investment Program

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2013 School Investment Program

As of August 13, 2013





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Authority:

 PBC approved undertaking for the CPS 2013 School Investment Program (SIP) on 4/9/13. Pending CPS board action on school closings on April 24, 2013 and end of school year June 21, 2013.

Business Participation Outreach:

- Published RFQ requires 30% MBE participation and 5% WBE participation (higher than usual 24% MBE and 4% WBE)
- National Organization of Minority Architects (NOMA) and Engineers (NOME) 4/10/13
- Contractor outreach and networking session at Kennedy King College 4/12/13
- Chatham Business Association at the QBG foundation 4/16/13
- Building Trades Council 4/16/13
- Urban League 4/17/13, 4/23/13, 4/25/13

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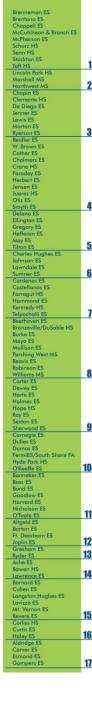
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Job Fairs:

Published RFQ required City Residency (50%) Community Hiring (7.5%) in addition to workforce diversity goals.

- Malcolm X College 5/31/13
- Salvation 6/4/13
- Truman College 6/7/13
- Salvation Army 6/11/13
- Plaza Arms 6/17/13
- Public Building Commission 7/1/13





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Program Schedule & Scope:

PBC approved seventeen Design-Build Agreements for the SIP Program at 5/14/13 Board Meeting. 17 separate agreements to execute work at 98 schools.

Complete 8/12/13-Punchlist Ongoing

- Excess of 2,000 classrooms and labs (engineering, computer and media) received new or upgraded air conditioning (over 2,400 air conditioners)
- 54 Welcoming Schools received new wireless upgrades (over 1,600 wireless access points)
- Hundreds of classrooms, along with auxiliary spaces (gymnasiums, cafeterias, corridors, etc.) received painting and refinishing
- 33 schools received food service upgrades (including existing kitchen renovations, new serving lines, new equipment, etc.)
- New or upgraded electrical service provided on 8 schools.
- Electrical, mechanical, and plumbing system upgrades provided to make the facilities functional and support the renovations and new educational programs

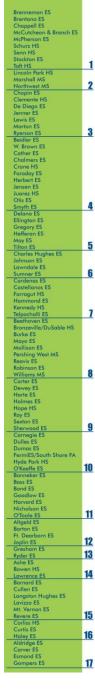




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Program Schedule & Scope (Continued):

- 23 new International Baccalaureate Science Labs
- Over 40 schools received new or renovated computer labs totaling over 1,000 new computers installed
- 18 new or renovated science labs constructed
- 13 new or renovated art classrooms constructed
- 10 schools received a new or renovated engineering lab
- 10 new or renovated media labs constructed
- 11 schools received a new or renovated library
- Envelope (masonry, restoration and windows) and roof repairs at over 60 schools
- Site improvements at over 20 schools
- New or renovated lockers at over 15 schools
- By year end,13 schools will receive 11 new elevators and 14 new accessible lifts





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Excess of 2,000 classrooms and labs (engineering, computer and media) received new or upgraded air conditioning (over 2,400 air conditioners)

Air conditioning



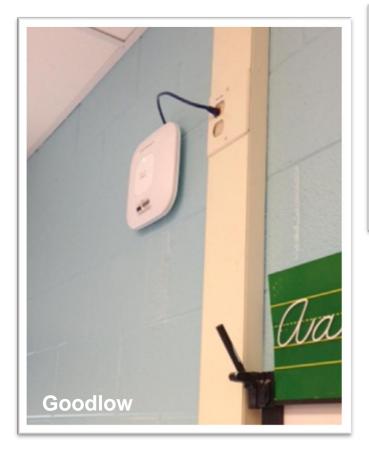
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Data ports

54 Welcoming Schools received new wireless upgrades (over 1,600 wireless access points)

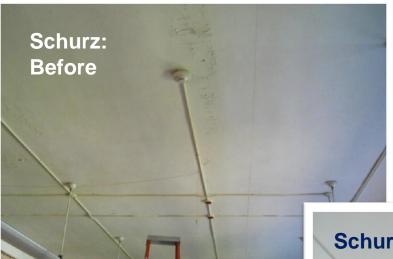
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Painting

Hundreds of classrooms, along with auxiliary spaces (gymnasiums, cafeterias, corridors, etc.) received painting and refinishing





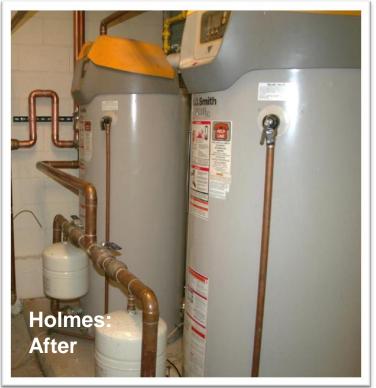


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Electrical, mechanical, and plumbing system upgrades provided to make the facilities functional and support the renovations and new educational programs



Electrical, Mechanical & Plumbing









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Marker Boards



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Security Doors





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Painting and Refinishing

Hundreds of classrooms, along with auxiliary spaces (gymnasiums, cafeterias, corridors, etc.) received painting and refinishing







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Science Labs

18 new or renovated science labs constructed







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Computer Labs

Over 40 schools received new or renovated computer labs totaling over 1,000 new computers installed







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Art Classrooms

13 new or renovated art classrooms constructed

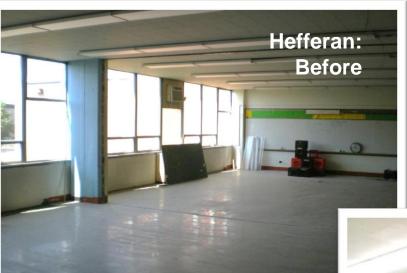






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Engineering Labs

10 schools received a new or renovated engineering lab



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Media Labs

10 new or renovated media labs constructed



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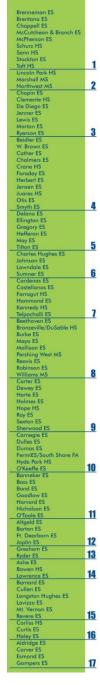
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Envelope and Roof Repairs

Envelope (masonry, restoration and windows) and roof repairs at over 60 schools







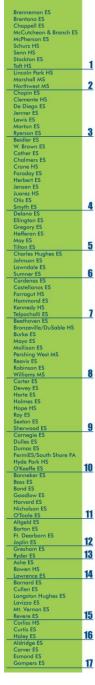


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Exterior Repairs and New Windows





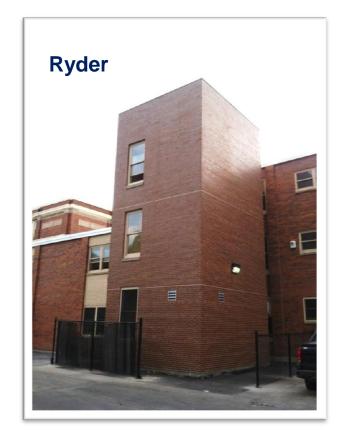


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11 new elevators and 14 new accessible lifts

Elevators & Lifts









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Economic Sustainability Provisions

Business Participation:

- 14 of the 17 contracts (82%) have M/WBE as lead members of the design build team.
- Goals:
 - MBE: 30% WBE: 5%

- **Commitment:**
 - MBE: 39.42% (\$71,450,195) WBE: 6.87% (\$12,461,450)

Workforce Requirements & Goals

- **Residency Requirements**
 - Residency requirement: 50% of construction work hours to be performed by City of Chicago residents
 - Community hiring requirement: 7.5% of construction work hours to be performed by residents of the project community for each project.
- **Minority Workforce Goals**
 - Journeyworkers: 25%
 - Laborers: 40%
 - Apprentices: 25%
- **Female Workforce Goals**
 - Journeyworkers: 7%
 - Laborers: 10%
 - Appprentices: 7%