



Public Building Commission of Chicago

Board Meeting
February 11, 2014





Board Meeting
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Events



Coonley Elementary School Addition Groundbreaking: January 31, 2014

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Awards



Construction Industry Service Corporation Pride in Construction Award for Sarah E. Goode STEM Academy

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The Construction Industry Service Corporation (CISCO) honored the PBC with the 2013 Project of the Year Award in recognition of our role in the quality union construction of the Sarah E. Goode STEM Academy.



LEED Gold Adlai E. Stevenson Elementary School Linked Annex

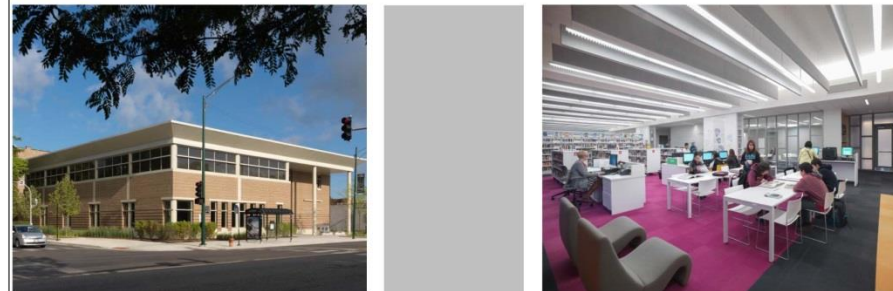
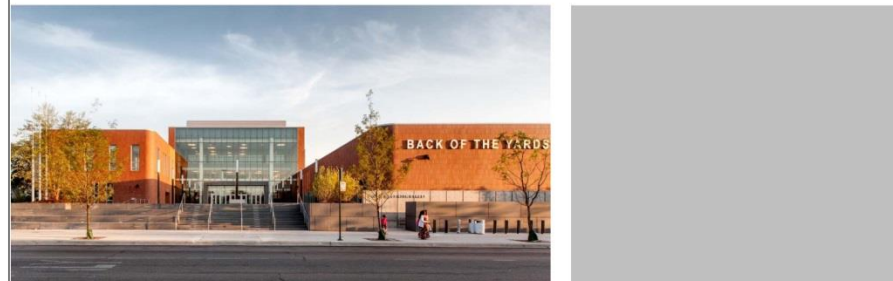
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2013 Year End Staff Report





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2013 Year End Staff Report

1. Letter from Executive Director & Executive Summary Report

The details included in the 2013 Year End 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. Market Conditions Report

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



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2013 Year End Staff Report

4. Program Cost Status Report

For 27 projects completed in 2013, the PBC's budget authority exceeded \$547M in project development costs. At year's end, completed projects are trending under budget by 5.92%, representing a variance of \$32.4M under the revised undertaking budgets, including a limited amount of authorized scope changes.



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2013 Year End Staff Report

5. Program Cost Effectiveness Report

Active Projects Construction
Change Order Q4 2013 Report

The approved change order % for construction projects is **3.5%**. These rates are **within the industry standard change order percentage** for new municipal and educational construction work at **3-5%**.



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2013 Year End Staff Report

5. Program Cost Effectiveness Report

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 **16.43%** of Construction costs. The larger the project, the lower the indirect costs. **This is consistently below the industry average of 25%.**



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2013 Year End Staff Report

6. 2013 Year End Project Status Report

This report provides an individual detailed snapshot of projects completed in 2013.



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2013 Year End Staff Report

7. Sustainable Development Q4 2013 Status Report

This report provides a detailed snapshot of the PBC's LEED certified projects and metrics. Through Q4 2013, the PBC has achieved LEED Certification on 59 municipally owned projects, with an additional 19 registered projects.

As of year end, the City of Chicago and Sister Agencies, including the PBC, together have achieved LEED Certification on 79 municipally owned facilities. The June 2011 commitment to double the number of LEED certified facilities (from 41 to 82) will be achieved well ahead of schedule.



2013 Year End Staff Report

7. Sustainable Development Q4 2013 Status Report

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Stormwater Diverted from Sewers - Total		565,231	gallons / year
Potable Water Saved		22,251,437	gallons / year
Landscape	6,539,256		gallons / year
Buildings	15,712,181		gallons / year
Daley Center Water Savings		17,381,592	gallons / year
Energy Savings		\$1,418,707	dollars / year
Daley Center Energy Savings		\$1,124,797	dollars / year
Green Roof Area		635,686	SF to date
Total Roof Area	1,822,119 SF	35% overall	
Shade Trees on New Construction Sites		2,406	trees to date
Recycled Materials		\$ 55,524,926	to date
Regional Materials (Extracted, Processed, Manufactured within 500 miles)		\$ 99,907,141	to date
Waste Diverted from Landfill	94.8%	180,760	Tons to date
Electric Vehicle Charging Stations		41	
KWh offset in form of Green Power Recs		5,628,427	kWh



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2013 Year End Staff Report

PBC 2013 Professional Services/ Administration Contracts

MBE Goal: 24%

MBE Actual: 46.65% (\$11 million)

WBE Goal: 4%

WBE Actual: 6.34% (\$1.5 million)

28%

52.99% (\$12.5 million)



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2013 Year End Staff Report

2013 Year-End Totals for General Construction Contracts

Business Participation

In 2013, PBC completed 27 construction contracts totaling \$400.4 million in contract awards. To date, \$362.6 million has been paid out on those contracts.

M/WBE Participation on the 27 Projects

MBE Goal: 24%

MBE Actual: 32.21% (\$116.7 million)

WBE Goal: 4%

WBE Actual: 7.73% (\$28 million)

28%

39.93% (\$144.7 million)



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2013 Year End Staff Report

Professional Services on the General Construction Contracts

MBE Goal: 24%

MBE Actual: 57.35% (\$9.2 million)

WBE Goal: 4%

WBE Actual: 12.90% (\$2 million)

28%

70.25% (\$11.2 million)



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2013 Year End Staff Report

Workforce Participation

- **12,118** individuals were employed as a result of the 27 projects completed in construction alone.
- 1,744 FTE jobs were created.
- Construction: 1,401
- Non-Construction: 343



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2013 Year End Staff Report

Workforce Participation

Hours Worked on 27 Projects Completed in 2013:
1,724,033.03 Hours Total

Male Minority Journeyworkers, Apprentices and Laborers
949,308.2 hours **55.06%** of total hours

Female Journeyworkers, Apprentices and Laborers
97,864.64 **5.68%** of total hours

Community Hiring – Total Hours Worked
Goal: 7.5% Hours Total Actual: **8.95%** Hours Total



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Special Project Highlight: School Investment Program at 98 CPS Schools



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School Investment Program at 98 CPS Schools

M/WBE Participation on 17 Contracts

15 of 17 (88%) of the Design/Build teams had a minority or woman-owned business represented in the design or lead build team.

MBE Goal: 30%

MBE Actual: 34.10% (\$58.3 million)

WBE Goal: 5%

WBE Actual: 5.8% (\$9.9 million)

35%

39.9% (\$68.2 million)

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School Investment Program at 98 CPS Schools

Workforce Participation

- **7,162** individuals were employed as a result of the School Investment Program
- 748 FTE jobs were created.
- Construction: 601
- Non-Construction: 147

- **85** CPS student interns were hired on SIP projects; today, two have been hired at contracting firms and are entering union apprenticeship programs; a third is working part-time and has been given college scholarship assistance.



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School Investment Program at 98 CPS Schools

Workforce Participation

Hours Worked on SIP 2013: 534,868.77 Hours Total

Minority Journeyworkers, Apprentices and Laborers
290,661.87 hours **54.34%** of total hours

Female Journeyworkers, Apprentices and Laborers
32,111.94 hours **6%** of total hours

Community Hiring – Total Hours Worked
Goal: 7.5% Hours Total Actual: **15.34%** Hours Total



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School Investment Program at 98 CPS Schools

Business Participation Outreach:

- Published RFQ required 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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School Investment Program at 98 CPS Schools

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 Army 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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School Investment Program at 98 CPS Schools

Program Scope

- 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 received 11 new elevators and 14 new accessible lifts

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School Investment Program at 98 CPS Schools

Program Scope (continued)

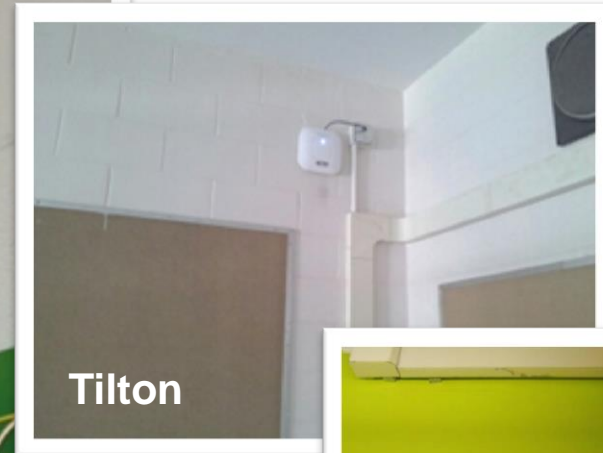
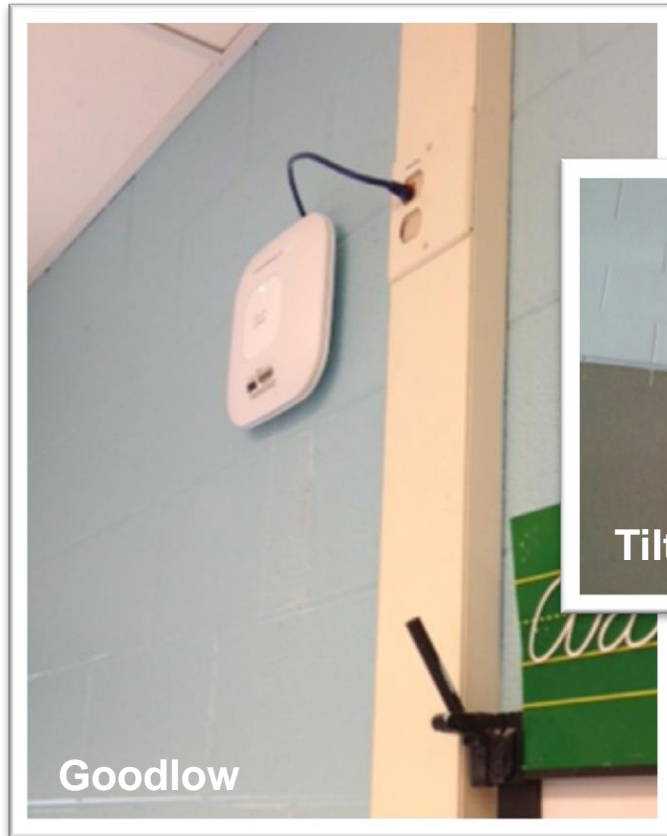
- Excess of 2,000 classrooms and labs (engineering, computer and media) received new or upgraded air conditioning (over 2,400 air conditioners)
- 54 Welcoming Schools received new wireless upgrades (over 1,600 wireless access points)
- Hundreds of classrooms, along with auxiliary spaces (gymnasiums, 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 eight schools.
- Electrical, mechanical, and plumbing system upgrades provided to make the facilities functional and support the renovations and new educational programs

Air conditioning



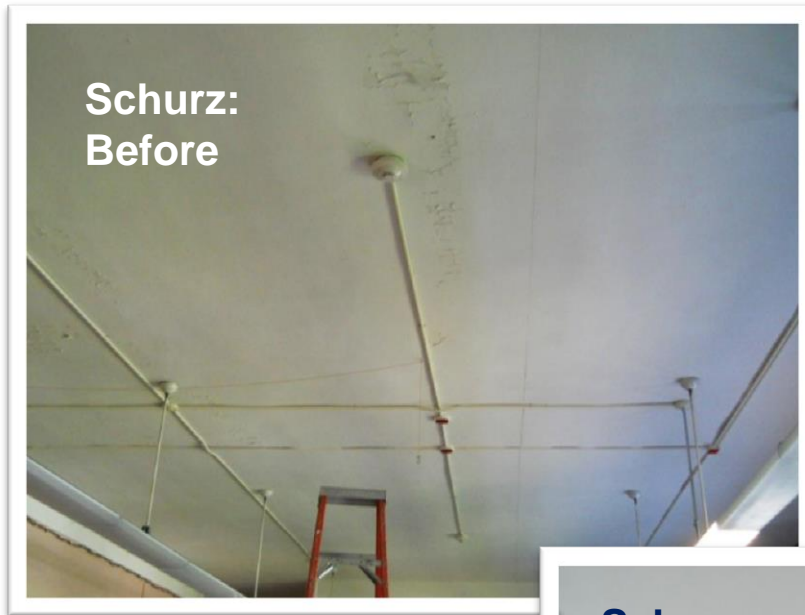
Excess of 2,000 classrooms and labs (engineering, computer and media) received new or upgraded air conditioning (over 2,400 air conditioners)





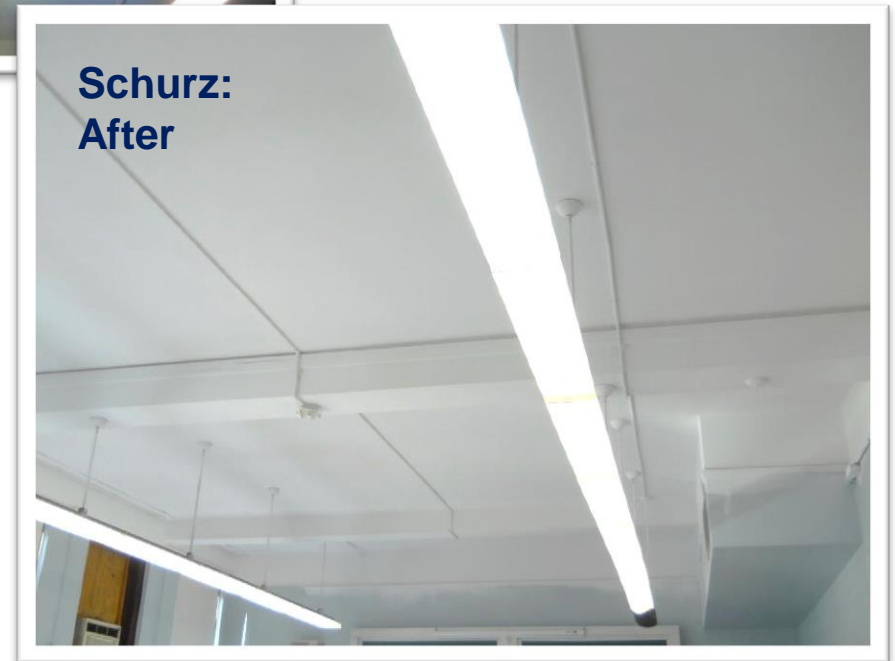
Data ports

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



Painting

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

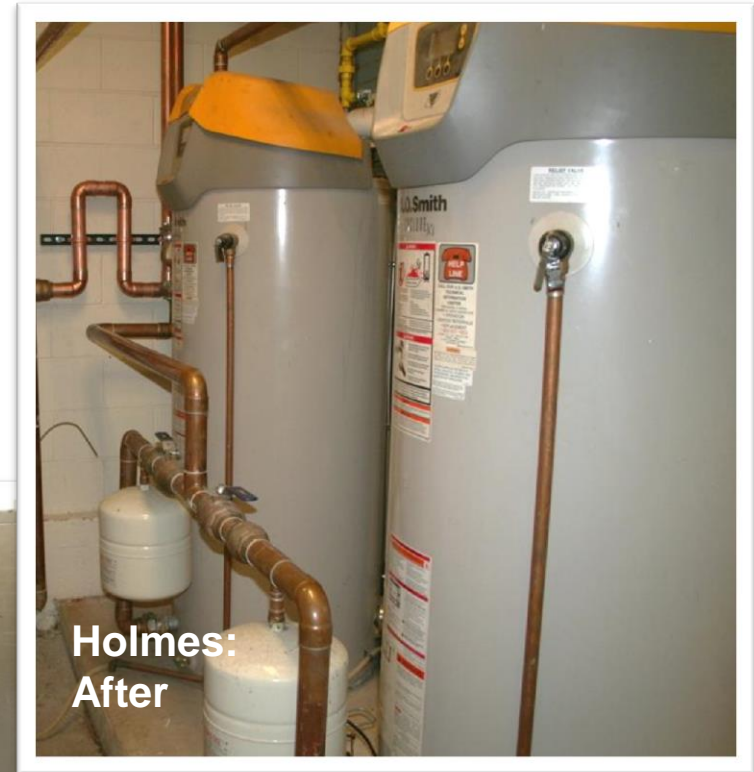




Electrical, Mechanical & Plumbing

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

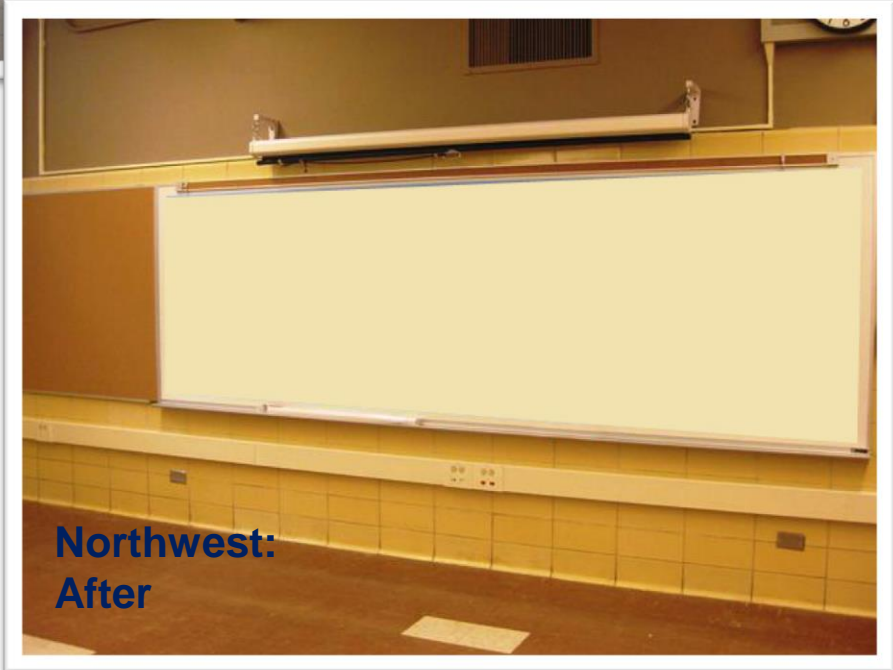


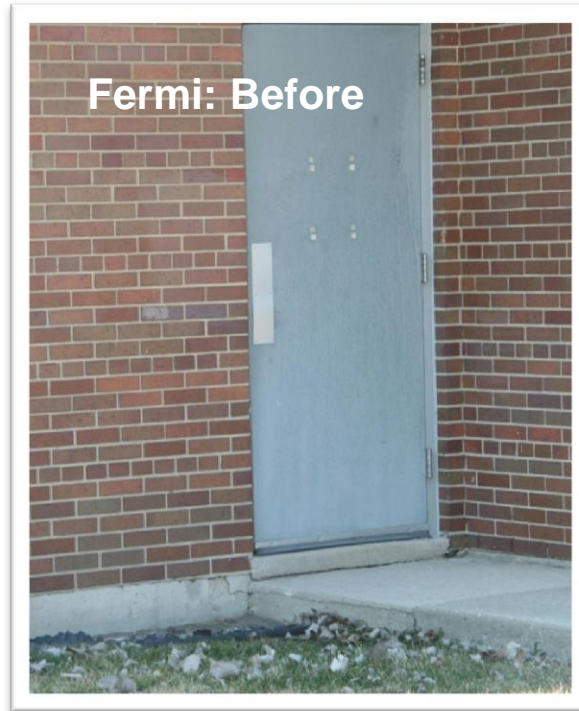


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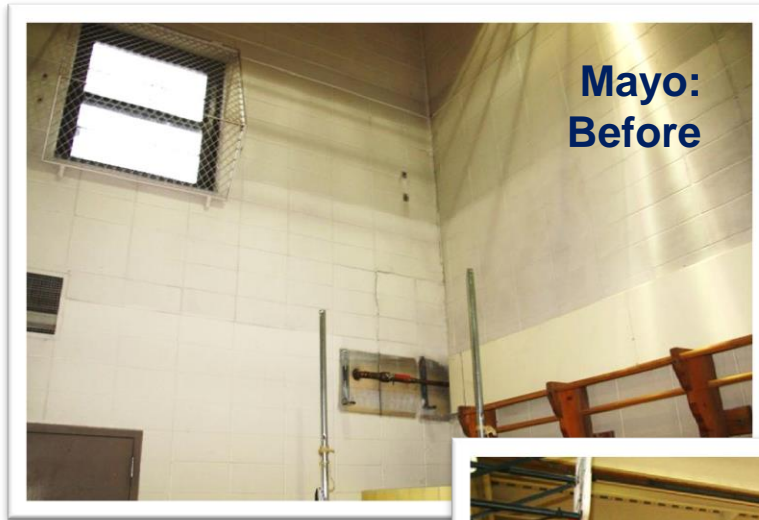


Marker Boards



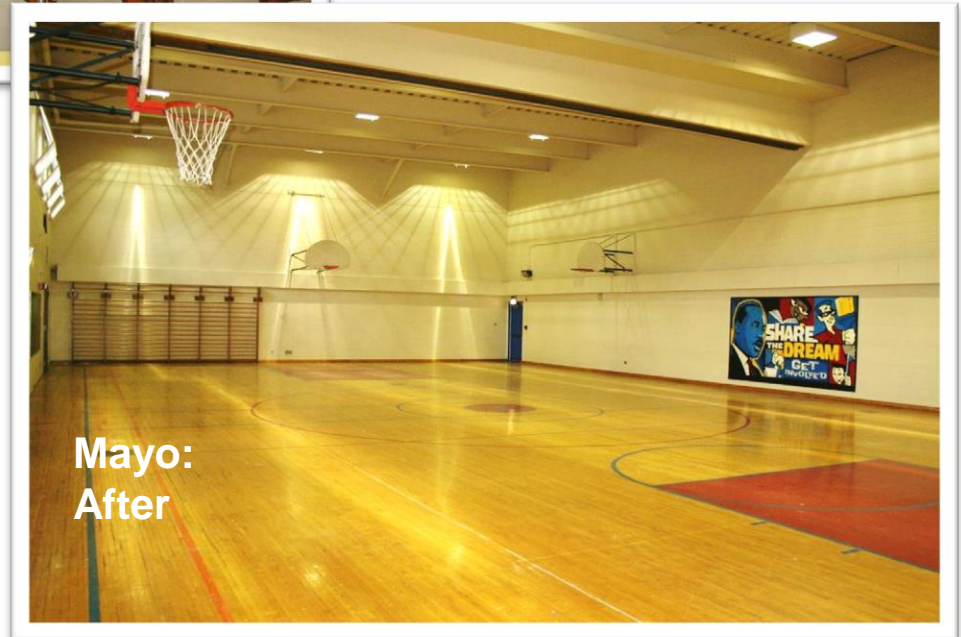


Security Doors



Painting and Refinishing

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





Science Labs

18 new or
renovated
science labs
constructed



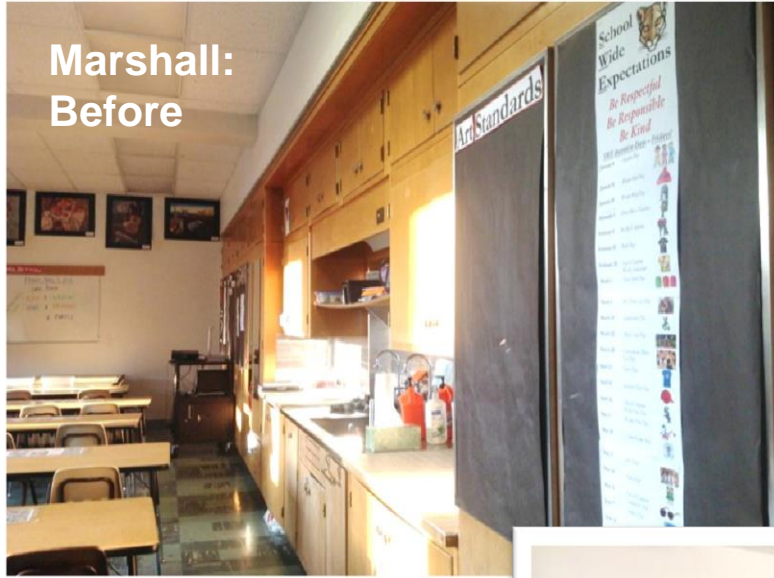


Computer Labs

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



Marshall:
Before



Art Classrooms

13 new or
renovated
art classrooms
constructed



Marshall:
After



Engineering Labs

10 schools
received a new
or renovated
engineering lab





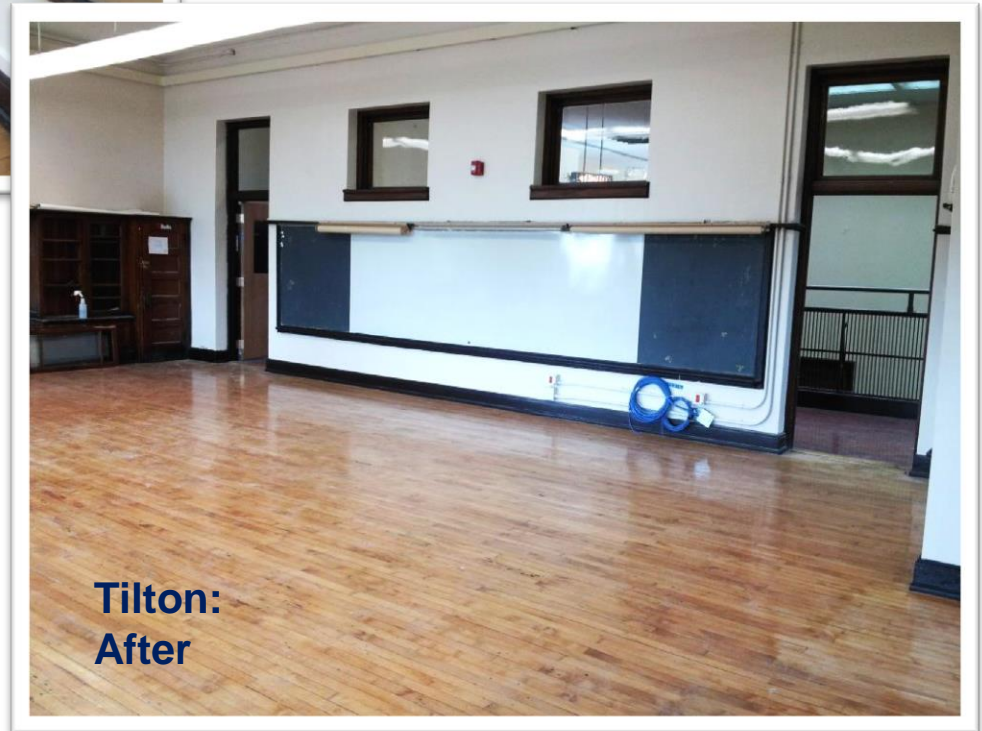
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**Tilton:
Before**

Media Labs

10 new or renovated
media labs constructed



**Tilton:
After**



Envelope and Roof Repairs

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





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**Haley:
Before**



Exterior Repairs and New Windows

**Haley:
After**





11 new elevators and
14 new accessible lifts

Elevators & Lifts

