



Public Building Commission of Chicago

Board Meeting
September 8, 2015





Opening of Chinatown Branch Library

August 29

2100 South Wentworth Avenue

Board Meeting
September 8, 2015





USEPA National Brownfields Training Conference

September 1

Palmer House Hilton, Grand Ballroom

PBC attended an IEPA Regional Open House Event and accepted a USEPA National Award of Excellence for our remediation work on the Chinatown Branch Library project.

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Illinois-Chinatown Chicago Public Library

The Public Building Commission of Chicago (PBC) is an independent governmental agency responsible for the development of municipal buildings and infrastructure in the Chicago area. The PBC is well known nation-wide as a leader in sustainable development and remediation practices, and the development of Brownfields into neighborhood anchors such as schools, libraries, park field houses, and first responder facilities.

In 2014, the PBC submitted an Illinois Revolving Loan Fund (RLF) Brownfields Cleanup Application seeking \$760,055 in Revolving Loan Funding for the new Chinatown Branch Library project at 2114 S. Wentworth Avenue (intersection of Wentworth and Archer Avenues), Chicago. The PBC received \$ 360,055 in RLF Funding and \$ 400,000 in sub-grant funding for this project.

The new library replaces the existing Chinatown Branch Library that had served the community since 1990 and is one of the busiest branches in the Chicago library system. The new site was chosen due to its highly visible location, and for the opportunity it provided to use vacant land between old and new Chinatown in order to create a physical connection between the two. The new two-story replacement library will meet the existing and growing needs of the community and serve library patrons and tourists for decades to come by incorporating a cultural center atrium space, a community room, separate adult and youth reading rooms and a children's area, staff and building systems support space, Leadership in Energy and Environmental Design (LEED) "Gold" level certifications with potential to achieve "Platinum" certification. The new library will be designed to achieve and permeable pavement as well as an innovative energy saving mechanical system.

Historically, this site where the library is being constructed operated adjacent to a large railroad corridor in the City of Chicago and adjacent to an auto parts warehouse. Extensive environmental investigations were conducted by the PBC and the site was then acquired under eminent domain for the development of the new library. The RLF and sub-grant funding was primarily utilized for environmental remediation services inclusive of in-situ treatment of hazardous waste lead and removal of 5,300 tons of polynuclear aromatic hydrocarbon and Polychlorinated bi-phenyl contaminated soils.

The new library is also located in an environmental justice zone as an area with > 70% minority population.

This project is a prime example of redeveloping a brownfield into a new community gem that will provide the people of the community, students and tourists a beacon of pride to utilize.

EPA United States Environmental Protection Agency





Abraham Lincoln Elementary School Annex

615 West Kemper Place
Ward 43

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Project Scope

- 19 classrooms
- Dining center
- Hybrid kitchen
- Rooftop play lot
- Minor existing building renovations
- Site development
- Renovation of existing program spaces
- Faculty area
- ADA lift at auditorium
- Classroom air conditioning
- Elevator

Project Cost Performance

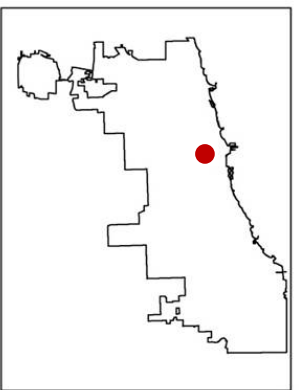
- Original Undertaking Budget: \$20,000,000
- Current EAC: \$20,000,000
- Original GC Contract Value: \$14,020,000.00
 - MBE Paid-to-Date: **34.00%** (\$2,306,505.02)
 - WBE Paid-to-Date: **9.29%** (\$628,458.30)

Job Creation Statistics (FTE)

- Estimated 70 Full Time Equivalent (FTE) Jobs created
 - 52 Construction jobs
 - 19 Professional Services jobs
- Employee Count: **386** individuals worked on this project

Architect of Record: Muller+Muller with Historical Preservation expertise by Walker Johnson

General Contractor: Blinderman Meccor JV





Oriole Park Elementary School Annex

5424 North Oketo Avenue

Ward 41

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Project Scope

- 17 classrooms
- 2 administrative offices
- Library/media resource center
- Kitchen and dining center
- Minor existing building renovations
- Site development: modular removal, new playground

Architect of Record: Wallin Gomez Architects

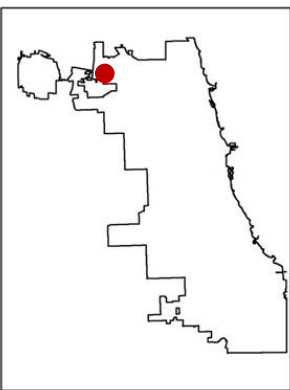
General Contractor: IHC Construction

Project Cost Performance

- Original Undertaking Budget: \$15,731,455
- Current EAC: \$15,731,455
- Original GC Contract Value: \$11,889,000.00
 - MBE Paid-to-Date: **27.20%** (\$2,251,387.80)
 - WBE Paid-to-Date: **15.19%** (\$1,256,943.00)

Job Creation Statistics (FTE)

- Estimated 54 Full Time Equivalent (FTE) Jobs created
 - 41 Construction jobs
 - 13 Professional Services jobs
- Employee Count: **292** individuals worked on this project





Wildwood World Magnet School Annex

6950 North Hiawatha Avenue

Ward 41



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Project Scope

- 14 classrooms
- Administrative office
- Library/media resource center
- Kitchen and dining center
- Minor existing building renovations
- Site development: modular removal, parking

Architect of Record: Ilekis Associates

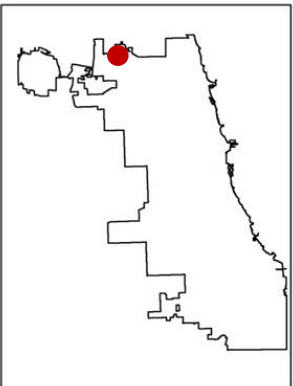
General Contractor: Paschen Milhouse JV III

Project Cost Performance

- Original Undertaking Budget: \$14,428,000
- Current EAC: \$14,428,000
- Original GC Contract Value: \$10,618,000.00
 - MBE Paid-to-Date: **32.75%** (\$2,244,950.83)
 - WBE Paid-to-Date: **3.58%** (\$245,590.95)

Job Creation Statistics (FTE)

- Estimated 48 Full Time Equivalent (FTE) Jobs created
 - 36 Construction jobs
 - 12 Professional Services jobs
- Employee Count: **310** individuals worked on this project





Dunne Technology Academy Interior Renovation (Scope B)

10845 South Union Avenue

Ward 34



Public Building Commission of
Interior Progression

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Project Scope (Entire Project – Scopes A & B)

- New science and engineering labs
- Multi-purpose facility to support the school's transition to CPS's STEM school model
- New gymnasium
- ADA modifications
- Updated air conditioning system
- Other facility and site improvements may include a turf field and replacement of the existing playground

Architect of Record: FGM Architects/JilTech

General Contractors:

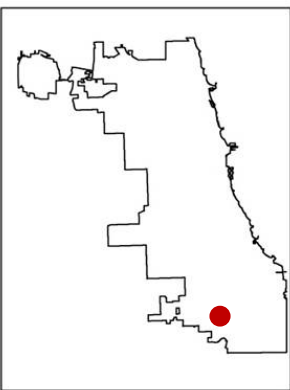
- Powers & Sons (Scope A)
- Old Veterans Construction (Scope B)

Project Cost Performance (Scopes A & B)

- Original Undertaking Budget: \$11,000,000
- Revised Budget: \$9,800,000
- Current EAC: \$9,800,000
- Original GC Contract Value (**Scope B**): \$1,488,014.00
 - MBE Paid-to-Date: **85.39%** (\$323,900.83)

Job Creation Statistics (FTE) (Scope B)

- Estimated 35 Full Time Equivalent (FTE) Jobs created
 - 25 Construction jobs
 - 10 Professional Services jobs
- Employee Count: **55** individuals worked on this project





Enrico Tonti Elementary School Modular Building

5841 South Homan Avenue
Ward 23



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Project Scope

- Fabrication and installation of new 4-classroom modular building
- The modular will be connected to existing modular installed 2 years ago by the PBC
- Site development and fire/communications connections will be made to existing building

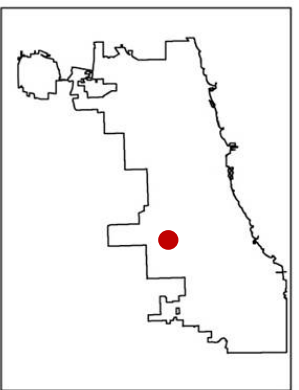
Architect of Record: Wallin Gomez Architects
General Contractor: O.C.A. Construction

Project Cost Performance

- Original Undertaking Budget: \$1,990,000
- Current EAC: \$1,990,000

Job Creation Statistics (FTE)

- Estimated 7 Full Time Equivalent (FTE) Jobs created
 - 6 Construction jobs
 - 1 Professional Services jobs
- Employee Count: **48** individuals worked on this project





Mt. Greenwood Elementary School Modular Building

10841 South Homan Avenue

Ward 19

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Project Scope

- Fabrication and installation of new 6-classroom modular building
- Site development and fire/communications connections will be made to existing building

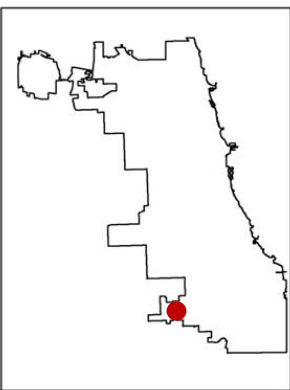
Architect of Record: Wallin Gomez Architects
General Contractor: O.C.A. Construction

Project Cost Performance

- Original Undertaking Budget: \$2,845,000
- Revised Budget: \$2,755,000
- Current EAC: \$2,755,000

Job Creation Statistics (FTE)

- Estimated 9 Full Time Equivalent (FTE) Jobs created
 - 8 Construction jobs
 - 1 Professional Services jobs
- Employee Count: **56** individuals worked on this project





CPS 2015 Window Air Conditioner Project

35 schools
Citywide

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Project Scope

- Furnishing and installation of an estimated 300 replacement window air conditioning units and 1,114 new AC units at 35 schools
- Since these new air conditioners have been installed at schools this summer, there are only 65 school campuses remaining that need window air conditioners

Architects of Record:

- SMNG-A (Region A)
- Legat (Region B)
- FGM (Region C)

General Contractors:

- Broadway Electric (Regions A & B)
- Blinderman Construction (Region C)

Project Cost Performance

- Original Undertaking Budget: \$10,000,000
- Current EAC: \$10,000,000

Job Creation Statistics (FTE)

- Estimated 34 Full Time Equivalent (FTE) Jobs created
 - 27 Construction jobs
 - 8 Professional Services jobs
- Employee Count: **186** individuals worked on this project in all three regions

