



Public Building Commission of Chicago

6th Annual Contractor Outreach Program
December 2, 2011





PUBLIC BUILDING COMMISSION OF CHICAGO

6th Annual Contractor Outreach Program
December 2, 2011

Welcome & Introduction

ERIN LAVIN CABONARGI,
Public Building Commission of Chicago
Executive Director



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Agenda

- PROGRAM OVERVIEW
—*Erin Lavin Cabonargi, Executive Director, PBC*
- PBC CONTRACT PROVISIONS THAT BENEFIT YOU
—*Paul Spieles, Chief Operating Officer, PBC*
- COMPLIANCE
—*Charles Kelly, Deputy Director of Administration, PBC*



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Program Overview

—*Erin Lavin Cabonargi, Executive Director, PBC*

- Program Statistics
- 2011 & 2012 Project Completions
- Upcoming Opportunities
- Environmental Sustainability
- Economic Sustainability
- Metrics & Reporting



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Program Statistics

- Since 2007, the PBC has been granted the authority to develop over \$2.1B in projects for its clients. These projects represent 4,170,000 square feet of building development. As of October 21, 2011, the PBC is trending \$179M, or 8.34% under the approved undertaking budgets for these projects.
- **Program Cost Status**
 - Our current program authority exceeds \$2.1 B in project development costs.
 - Under Budget by 8.34%, representing \$179 MM in projected surplus.
- **Active Projects Construction Change Order %**
 - The approved change order % for all categories is currently 2.4%. Including the potential change orders, the % for all categories is 3.2%. This falls below the industry standard change order percentage for new municipal and educational construction work of 3-5%.
 - Indirect to Direct Cost Percentage: The PBC's Indirect Costs average 12.6% of Total Project Costs, exclusive of land acquisition and related costs. This is consistently below the industry average of 25%.



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Project Completions: 2011

- Chicago Public Schools

Adam Clayton Powell, Jr. Paideia Academy
South Shore International College Prep High School
Collins High School Renovation
The Ogden International School of Chicago
Gwendolyn Brooks College Preparatory Academy Additions
Garvy Elementary School Addition
Sauganash Elementary School Addition
Mt. Greenwood Elementary School Linked Annex

- Chicago Public Library

Dunning Area Branch Library
Richard M. Daley Branch Library
Greater Grand Crossing Branch Library
Little Village Branch Library

- Chicago Fire Department

Engine Company 109

- Chicago Park District

Haas Park Fieldhouse



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Project Completions: 2012

- Chicago Public Schools
 - Brighton Park II Area Elementary School
 - Edgebrook Elementary School Addition
 - Southwest Area High School
 - Air Force Academy Renovation
 - Henderson Elementary School Renovation
 - Peck Elementary School Renovation
- Chicago Public Library
 - Humboldt Park Library Renovation & Addition
- Chicago Fire Department
 - Engine Company 16
- Chicago Police Department
 - 12th District Police Station
- Chicago Park District
 - 31st Street Harbor



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Upcoming Opportunities



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Multi-Agency Guaranteed Energy Performance Contracting Program

- In the first phase of the Multi Agency Guaranteed Energy Performance Contracting program up to 100 buildings would save between \$4 and \$5.7 million annually in energy costs once the energy conservation measures are in place
- Current participants include the City of Chicago and Chicago Public Schools
- 13 Proposals Received and 7 semi-finalists have been shortlisted.
- **Final 3 ESCO's will be assigned building groups in Spring 2012**



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Upcoming Bid Opportunities

Chicago Public Schools

- | | |
|--|----------------------------------|
| • Air Force Academy Renovation (Phase III)
(13 Pre-Qualified General Contractors) | Bid Opening: November 22, 2011 |
| • Peck Elementary School Renovation
(12 Pre-Qualified General Contractors) | Bid Opening: December 1, 2011 |
| • Henderson Elementary School Renovation
(12 Pre-Qualified General Contractors) | Bid Opening: December 6, 2011 |
| • Onahan Elementary School Linked Annex
(12 Pre-Qualified General Contractors) | Issue for Bid: November 29, 2011 |
| • Stevenson Elementary School Linked Annex
(12 Pre-Qualified General Contractors) | Issue for Bid: December 6, 2011 |
| • Durkin Elementary School Linked Annex
(12 Pre-Qualified General Contractors) | Issue for Bid: December 13, 2011 |
| • Rosenblum Park Redevelopment | Tentative Bid Date: TBD |
| • Lloyd Elementary School Artificial Turf | Tentative Bid Date: TBD |



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Upcoming Bid Opportunities

Chicago Public Library

- Humboldt Park Branch Library Renovation & Addition
(15 Pre-Qualified General Contractors)
- Edgewater Branch Library
(10 Pre-Qualified General Contractors)
- Albany Park Branch Library

Bid Opening: November 17, 2011

Issue for Bid: December 2011

Tentative Bid Date: TBD

Chicago Park District

- Douglas Park Artificial Turf
- Ping Tom Memorial Fieldhouse

Tentative Bid Date: TBD

Tentative Bid Date: TBD



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Recent Contract Awards



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Back of the Yards High School

- Vertical Construction
- General Contractor:
Sollitt/Brown & Momen JV
- February Award
- Fall 2013 Opening





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William Jones College Prep High School

Vertical Construction

- General Contractor:
Walsh Construction Co.





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Brighton Park II Area Elementary School

Vertical Construction

- General Contractor:
Sollitt Oakley JV
- November 2010 Award
- Fall 2012 Opening





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Edgebrook Elementary School Addition

- Vertical Construction
 - General Contractor:
Henry Bros. Company
 - March Award
 - Fall 2012 Opening





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Engine Company 16

- Vertical Construction
 - General Contractor:
F.H. Paschen, S.N. Nielsen & Associates
 - April Award
 - Summer 2012 Opening





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Air Force Academy Phase II Renovation

- Vertical Construction
 - General Contractor:
*F.H. Paschen, S.N. Nielsen
& Associates*
 - May Award
 - Phase Complete



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South Shore High School Demolition and Abatement

- Vertical Construction
 - General Contractor:
Omega Demolition
 - June Award
 - Phase Complete



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Metrics & Reporting

http://www.pbcchicago.com/pdf/RP_PBC_Q32011Quarterly_20110930.pdf



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QUARTERLY STAFF REPORTS

2011: THIRD QUARTER





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Environmental Sustainability

- The PBC has 35 projects registered with the USGBC
 - 20 Public Schools
 - 2 Firehouses
 - 1 Police District Stations
 - 5 Branch Libraries
 - 5 Park District Fieldhouses
 - 2 other Unique City Funded Projects
- 37 additional projects have achieved LEED certification
 - 11 Public Schools
 - 4 Firehouses
 - 4 Police District Station
 - 10 Branch Libraries
 - 3 Park District Facilities
 - 5 other Unique City Funded Projects
 - o 11 Certified Level Rated
 - o 11 Silver Level Rated
 - o 14 Gold Level Rated
 - o 1 Platinum Level Rated



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Economic Sustainability Programs

- Programs Include:
 - Bid incentives for the employment of apprentices
 - Bid incentives for the employment of minority and female workers
 - Contract provisions that require at least 50% of the labor force be residents of the City of Chicago.
 - Contract provisions with regard for community hiring, helping to employ those closest to the work at hand
 - Contract provisions that require minority- and women-owned business participation
 - Contract provisions that require Chicago General Contractors awarded PBC projects to subcontract at least 25% of the contract worth to Chicago subcontractors. General Contractors not located in Chicago must award at least 35% of the work to local subcontractors



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Economic Sustainability: 3rd Quarter: 2011 M/WBE Performance

- M/WBE Construction Commitment through Q3
 - 7 GC projects, 7 JOC projects, 2 Special projects & 4 Trade contracts
 - Total Value of Contracts Awarded: \$185,561,541.00
 - Total MBE 26.99%
 - Total WBE 4.67%
- M/WBE Construction Compliance through Q3
 - 9 GC projects and 2 JOC projects reached completion
 - Total Value: \$102,224,489.22
 - Total MBE 28.48%
 - Total WBE 8.30%



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PBC Contract Provisions that Benefit You

—Paul Spieles, Chief Operating Officer, PBC

- Procurement Program
- Ongoing Initiatives
 - Economic Sustainability Provisions
 - Prompt Payment
 - Local Subcontracting Requirements
 - Local Hiring Provisions



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Procurement Program

- Procurement Methods:
 - Small Purchases (less than \$25,000)
 - Invitation for Bids
 - Request for Proposals
 - Request for Qualifications
 - Request for Pricing
- Current Strategies:
 - PBC Alerts
 - PBC Website: Upcoming Bid Opportunities



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Accessing Bid Opportunities

www.pbcchicago.com

Newspaper Advertisements

- Access current solicitations
 - Upcoming Bid Opportunities
- Instant notifications
 - PBC Alert
- Sun-Times



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Typical Procurement Opportunities

- Professional Services Consultants:
 - Architects and Engineers
- General Contractors
- JOC Contractors



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Economic Sustainability Provisions

- Expedited Payments
- PBC supports maximum participation by MBEs and WBEs in Construction and in Professional Services and all program phases – Planning, Design and Construction
- New provisions adopted in 2009 to foster Local Business participation
- Continued priority to providing Construction Job opportunities for City Residents and for Minority and Women in the Trades
- Expanded goals for Community Hiring



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Commitment to Economic Sustainability Programs

Innovation & Technology

- Web-based Technology to expedite:
- Outreach (PBC Website)
- Collaboration & Document Management (CW)
- Compliance Tracking & Certified Payroll (LCP Tracker & B2GNOW)

Expedited Payments

- GC Monthly Pay Applications: Are paid on average within 40 days
- Sub Payments: GC required by contract to pay Subs within 14 days
- Payments to GCs are posted at www.pbcchicago.com and in job trailer
- Early Retainage Release: 5% to 3% at 75% completion;
3% to 1% at substantial completion;
1% paid at close out
- GCs must release ALL Sub retainage when Sub's work is complete
- 100% pay for material stored off site.



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New Local Subcontracting Requirements

Local General Contractors must award 25% to subcontractors to Local Subcontractors

General Contractors that are not Local Businesses must award 35% to Local Subcontractors

“Local” contractors:

- own or lease a functioning business office and/or operations facilities the City;
- are registered and licensed to do business in the City;
- employ City residents;
- and are subject to City of Chicago taxes



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Changes to Local Hiring Provisions

- Community Hiring – Construction Jobs for residents of the community in which the project is located
- Community hiring now required on all PBC projects
- Community hiring goal increased from 5% to 7.5% of project labor



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Compliance

—*Charles Kelly, Deputy Director of Administration, PBC*

- MBE/WBE Participation
- LCP Tracker, B2GNOW
- Regular Outreach Meetings



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Business Diversity Goals

- Minimum Construction M/WBE Goals
 - MBE 24% of base bid
 - WBE 4% of base bid
- Minimum Professional Services M/WBE Goals
 - MBE 25% of fee proposal
 - WBE 5% of fee proposal



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Certification Requirements



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M/WBE Certifications

- City of Chicago
- State of Illinois – Central Management Services
- Cook County
- Chicago Minority Business Dev. Council
- Women Business Development Council
- Metropolitan Water Reclamation District



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LCP Tracker

- EEO:
 - Electronic submission of weekly certified payrolls via LCP Tracker
 - Certificate of Apprenticeship from U.S. Department of Labor, Bureau of Apprenticeship and Training
- Reporting:
 - EEO reports generated via LCP Tracker
- Enforcement mechanisms
 - Assessment of Liquidated Damages for EEO and City residency non-compliance
 - Responsible Vendor: EEO and City residency liquidated damages assessments reviewed



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City of Chicago Residency Program

- Requirement
 - The GC must employ 50% of the total work force using city residents.
 - Measured by total hours worked.



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Community Hiring Program

- GCs are:
 - Are required to provide 7.5% of the total labor hours using residents of the project's community, with 2.5% being new hires.



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B2G NOW

- M/WBE:
 - M/WBE Utilization Plan submitted with bid
 - Current Letters of Certifications
 - Schedule A: Contractor's Sworn Statements for Partial Payment and Partial Waivers of Lien
- Reporting:
 - M/WBE Commitment verses Actual Reporting
- Enforcement mechanisms
 - Responsible Vendor: M/WBE past performance reviewed



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Q & A