



# CONTRACTOR OPEN HOUSE,

*Building a Better Chicago*

*Welcome*

*Introduction*

*How the PBC is  
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*Procurement*

*Compliance*

*Projects in  
Development*

*Question &  
Answer*



Columbus Park Refectory

November 13, 2008



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**WELCOME,  
ERIN LAVIN CABONARGI  
EXECUTIVE DIRECTOR**

3030



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## INTRODUCTION PUBLIC BUILDING COMMISSION

*Welcome*

- ESTABLISHED ON JULY 25, 1956

*Introduction*

*How the PBC is  
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- 11 SEAT COMMISSION, CHAIRED BY THE MAYOR OF THE CITY OF CHICAGO

*Procurement*

*Compliance*

- AUTHORITY TO ISSUE REVENUE BONDS FOR THE CONSTRUCTION OF GOVERNMENT BUILDINGS

*Projects in  
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- ACT AS A DEVELOPER WITH THE ABILITY TO FINANCE, DESIGN & BUILD GOVERNMENT FACILITIES

*Question &  
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# CONTRACTOR OPEN HOUSE,

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TODAY

OVER 65 PROJECTS IN PLANNING, DESIGN OR  
CONSTRUCTION

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## CLIENTS INCLUDE

- CHICAGO PUBLIC LIBRARY
- CHICAGO PUBLIC SCHOOLS
- CITY COLLEGES OF CHICAGO
- CHICAGO PARK DISTRICT
- CHICAGO FIRE DEPARTMENT
- CHICAGO POLICE DEPARTMENT
- CHICAGO DEPARTMENT OF ENVIRONMENT
- CHICAGO DEPARTMENT ON AGING
- CHICAGO DEPARTMENT OF FLEET MANAGEMENT



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**EXHIBITOR INTRODUCTION,  
ERIN LAVIN CABONARGI  
EXECUTIVE DIRECTOR**



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Mayor's Office of Workforce Development, City of Chicago

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Department of Business & Affairs, City of Chicago

*How the PBC is  
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Department of Procurement Services, City of Chicago

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Dawson Technical Institute, City Colleges of Chicago

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Chicago Public Schools – Education to Careers

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Department of Commerce and Economic Development, State  
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## HOW THE PBC IS CHANGING, PAUL SPIELES *CHIEF OPERATING OFFICER*



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## *The Challenges*

*Why General Contractors and Subs refused to bid  
PBC work - - Slow Pay / No Pay:*

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Very slow monthly payment

Excessively long delays in Change Order approval and payment

Close out and final payment often took a year or longer

Many PBC projects ended in litigation

Mechanic's Liens

Defaults

Bankruptcies

Claims for money and time by General Contractors



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## *Getting GCs and Subs to Bid PBC Projects*

Changed contract and procedures to improve and speed Contractor payments

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1. Monthly payment estimates now paid to GCs within *30 days* of invoice.

Contract requires GC to pay Subs within 14 days of PBC payment to the GC.

Payments to GCs are posted on web and in job trailer.

2. Retainage reduced from 5% to 3% at 75% completion, 3% to 1% at Substantial Completion, 1% paid at close out. GCs must pay subs all retainage when sub's work is completed - whether the GC has received final retainage or not.
3. 100% pay for material stored off site.



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## *Getting GCs and Subs to Bid PBC Projects*

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Fast Track Change Order Approvals. Field Orders and claims reviewed weekly at Round Table

1. Issues are resolved expeditiously;
2. Written direction is provided to contractors before work proceeds;
3. Change Orders and payment follow quickly.



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*Open Dialog and Cooperative Approach*

*One on One Sessions with Contractors and Subcontractors*

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PBC Senior Management continues to meet the Chicago's General Contractors. We continue to ask what the PBC could do to be a better owner. We listen to their concerns and continue to make changes. We also meet with and have an "open door" for Subcontractors to respond to their concerns and perspective on the same issues.

*Quality Contractors Returning to PBC*

Nine of Chicago's 25 Largest Contractors are now seeking to bid PBC work as Pre-qualified General Contractors - - including several who have never been PBC GCs and some who left but have now come back.



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## Construction Process Improvements

1. Site Preparation by Job Order Contractors
2. Project Specific Pre-Qualification of General Contractors

Contractors evaluated based upon:

- Experience of firm building projects of similar size and complexity
- Experience and qualifications management and staff
- Finances and bonding capacity

3. Mandatory pre-bid technical review of architectural and all engineering disciplines to make certain contractor's understand plans and specifications.

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PROCUREMENT,  
DEBORAH BURTON  
*DIRECTOR OF PROCUREMENT*



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- HOW TO DO BUSINESS WITH THE PBC

- PRE-QUALIFICATIONS



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COMPLIANCE,

CHARLES KELLY

*DEPUTY DIRECTOR OF ADMINISTRATION*



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- MBE/WBE CERTIFICATION & PARTICIPATION

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- LCP TRACKER

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- B2GNOW

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- NETWORKING OPPORTUNITIES

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PROJECTS IN DEVELOPMENT,  
ERIN LAVIN CABONARGI  
*EXECUTIVE DIRECTOR*



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## QUARTERLY PROGRAM FORECAST

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## POLICE DEPARTMENT PROJECTS,

*2 PROTOTYPE POLICE DISTRICT STATIONS:*

- DISTRICT 12*
- DISTRICT 23*



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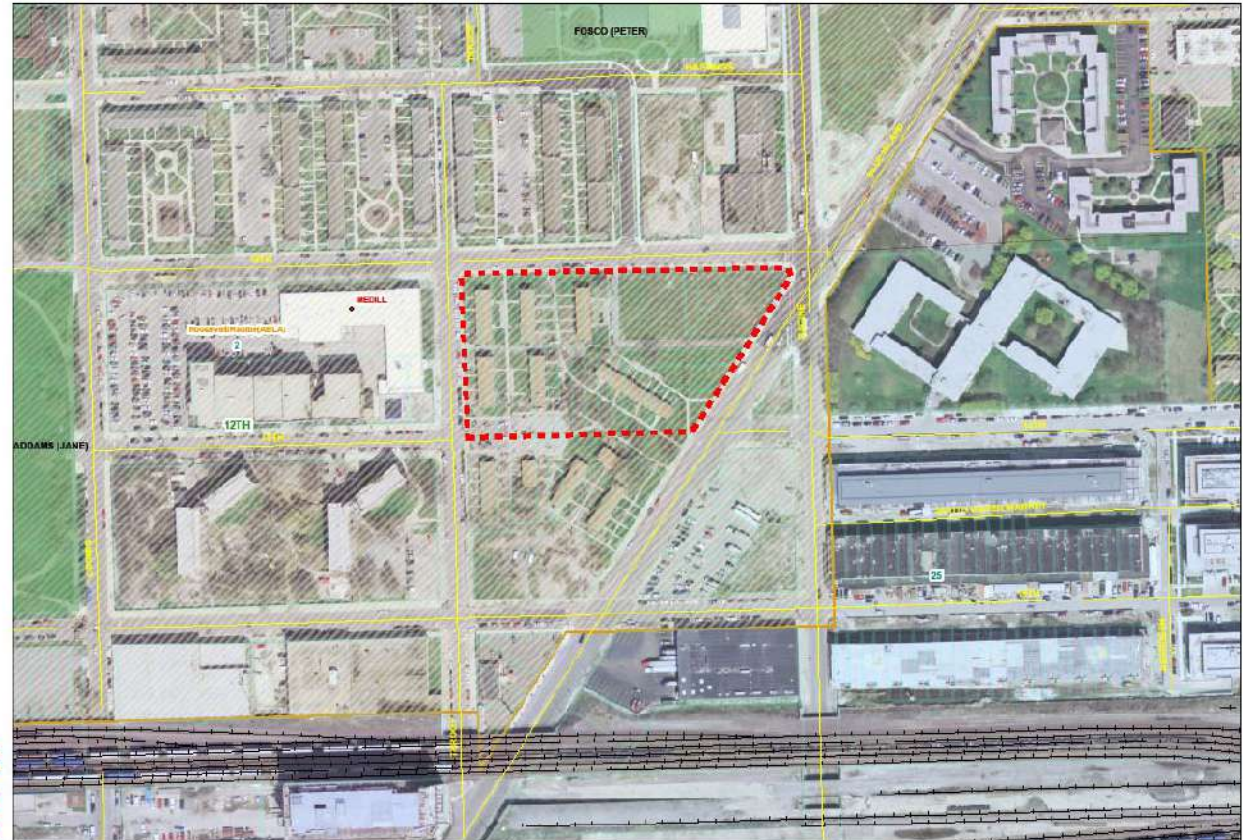
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Police District Station 12





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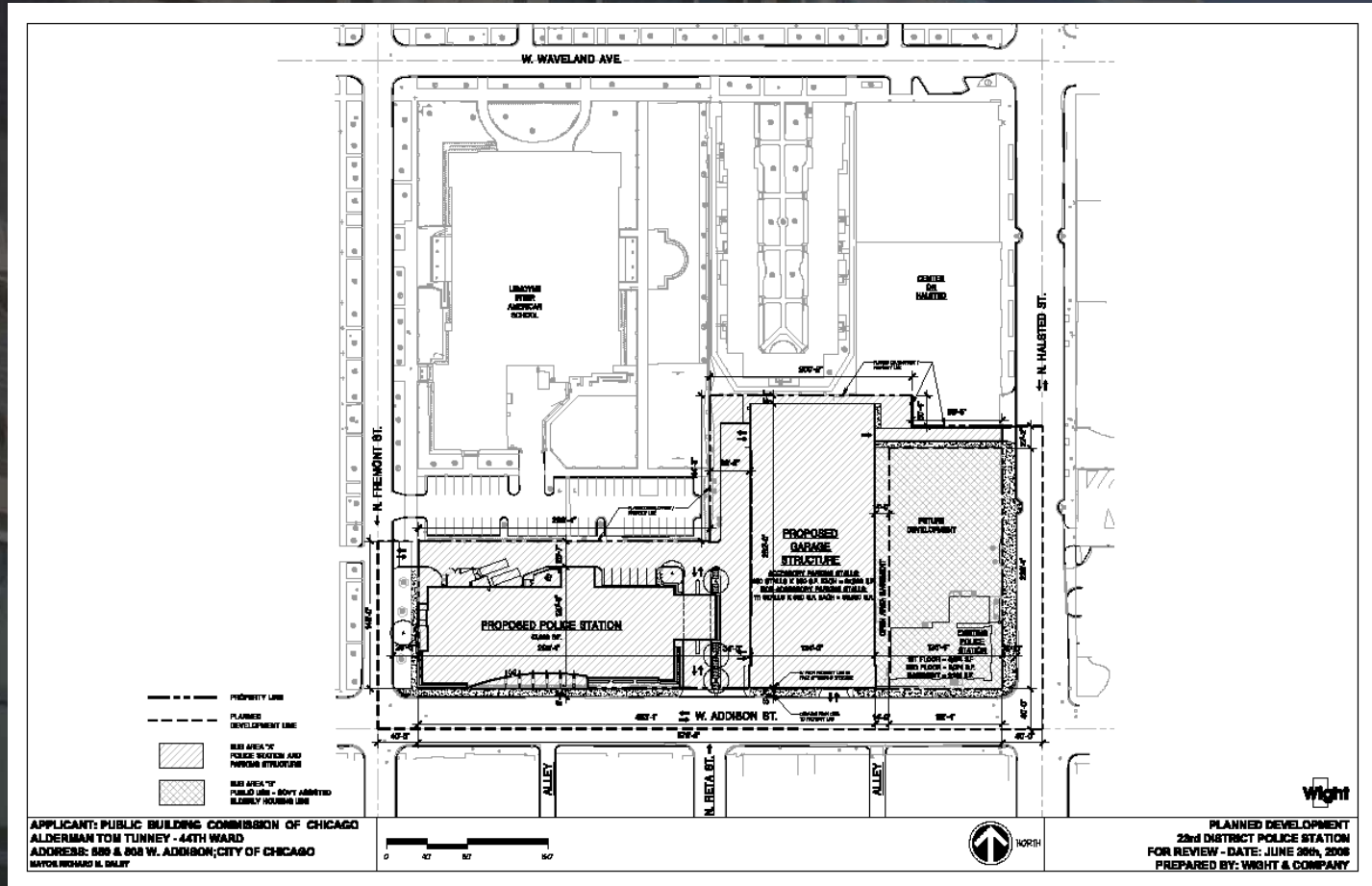
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## CHICAGO PUBLIC SCHOOL PROJECTS, *- 6 PROTOTYPE ELEMENTARY SCHOOLS*

3080



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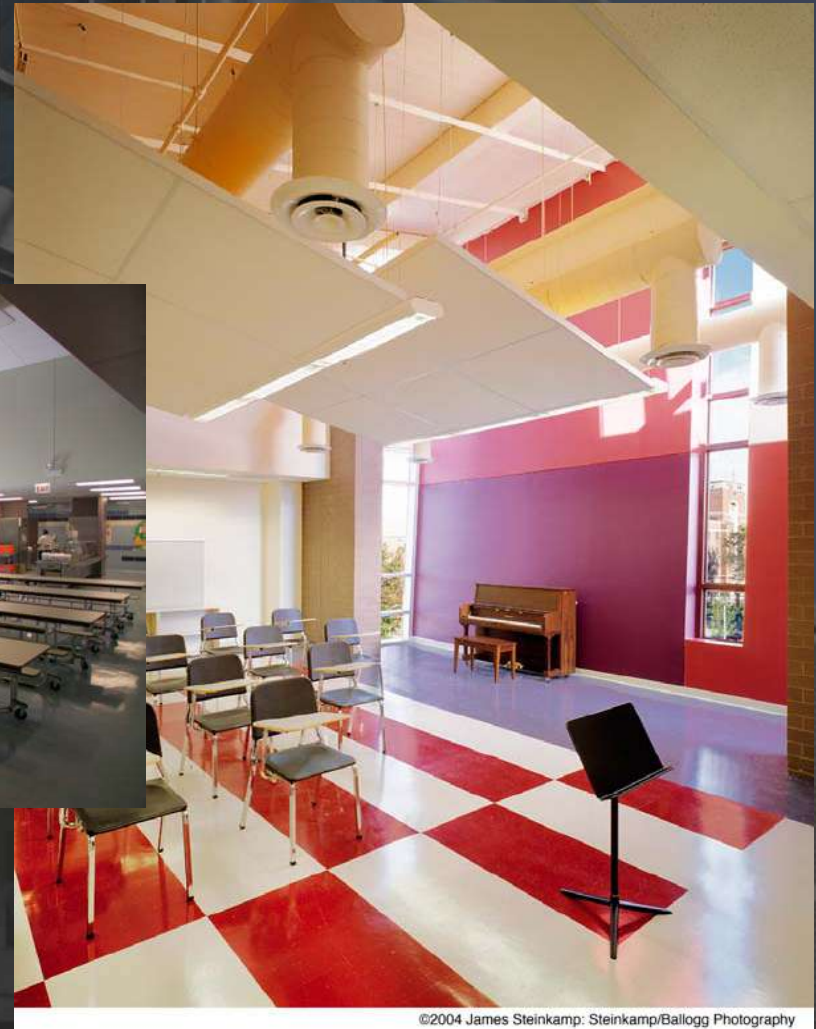
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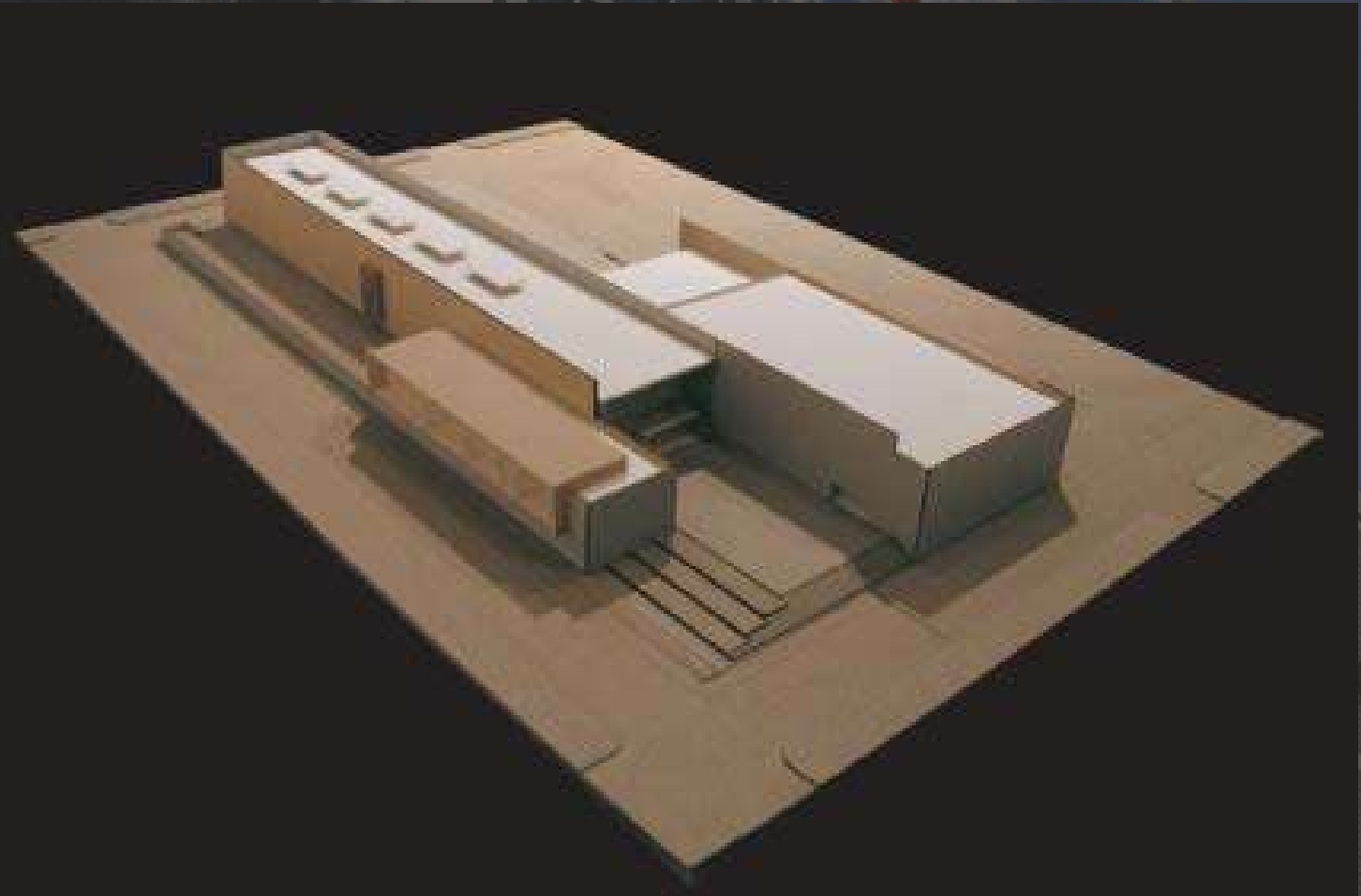
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AVONDALE ELEMENTARY SCHOOL



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Boone - Clinton Area Elementary - 6700 N. Whipple



- Proposed Site 
- Target TIF Area 
- Ward Boundary 



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BOONE CLINTON ELEMENTARY SCHOOL



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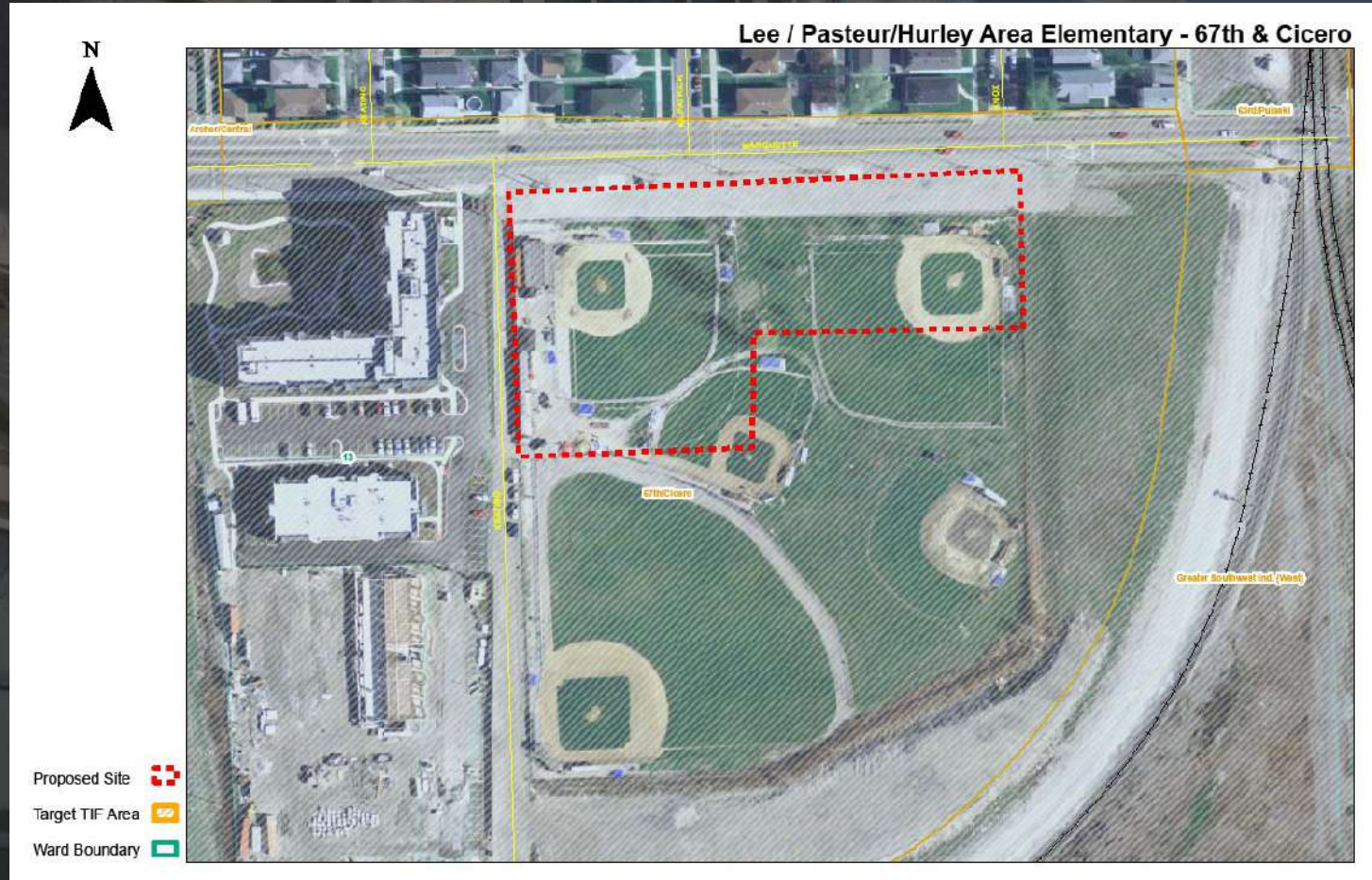
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LEE PASTEUR HURLEY ELEMENTARY SCHOOL



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Powell Replacement Elementary - 75th & South Shore Drive



- Proposed Site 
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POWELL ELEMENTARY SCHOOL



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STR PARTNERS

**BRIGHTON PARK AREA 1 ELEMENTARY SCHOOL**  
**CHICAGO PUBLIC SCHOOLS**  
3456 West 38th Street, Chicago IL 60632

DOPD PRE-APPLICATION MEETING  
AUGUST 19, 2008  
STR PROJ. # 08012





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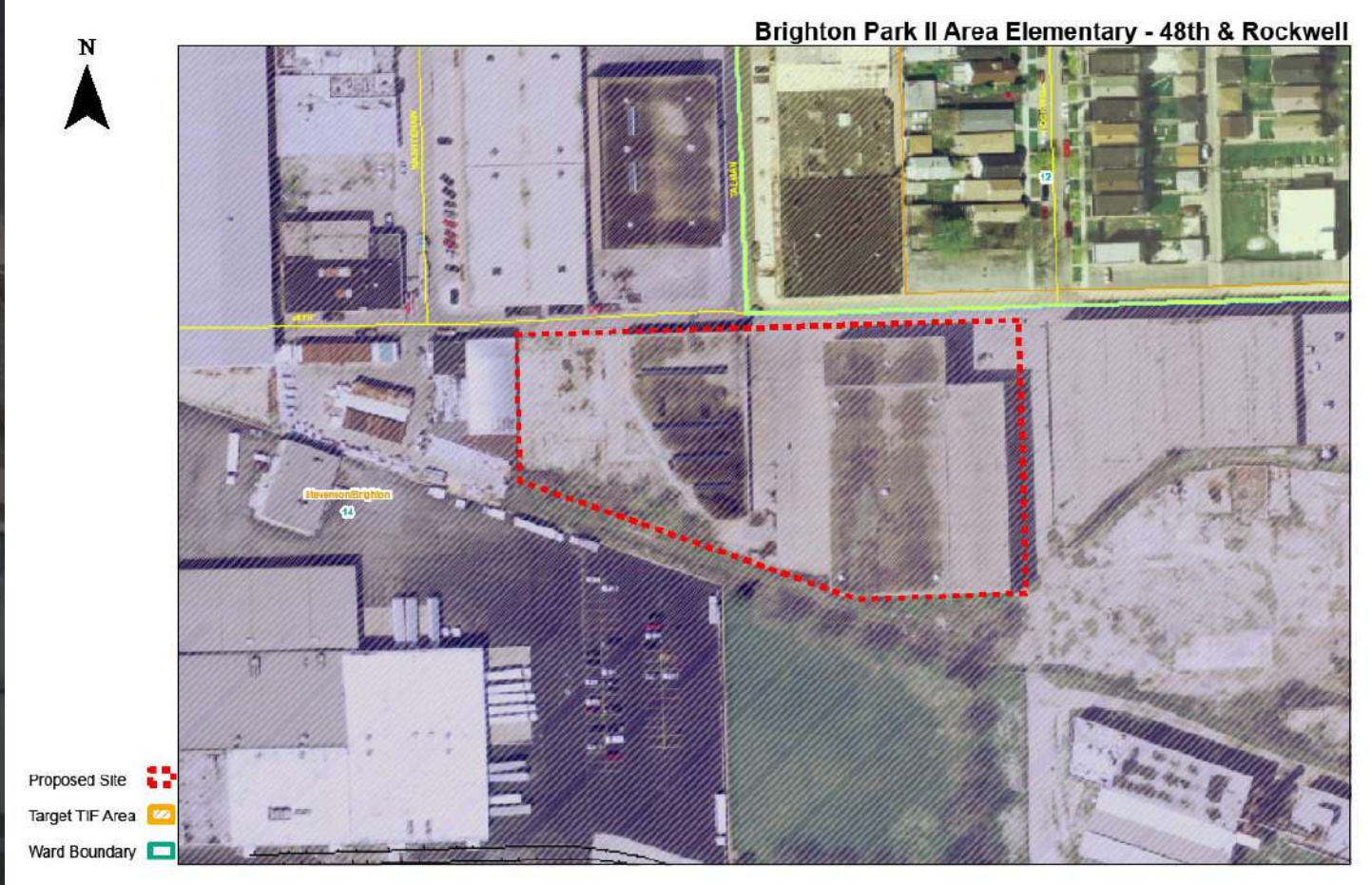
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BRIGHTON PARK II ELEMENTARY SCHOOL



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## FIRE DEPARTMENT PROJECTS,

*1 PROTOTYPE ENGINE COMPANY*



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## LIBRARY PROJECTS,

*- 3 PROTOTYPE LIBRARIES*



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Grand Crossing Branch Library - 73rd & Ellis



- Proposed Site 
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Whitney Young Branch Library - 7901 S. King Drive



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# QUESTION & ANSWER