

PUBLIC BUILDING COMMISSION



**August 8, 2017**

**PUBLIC BUILDING COMMISSION  
BOARD MEETING**





# PUBLIC BUILDING COMMISSION

## Constructive News You Can Use



### A Message from Carina

I hope you are having an exciting, safe and fun-filled summer. We certainly are at the PBC!

In the first half of 2017, the PBC connected with the community and our business partners—from meetings with general contractors and professional service providers where we discussed design and construction opportunities, to offering words of advice to youth organizations—we have been keeping people informed on PBC projects and initiatives.

The good news—activities are not slowing down.

On behalf of the Chicago Public Library, the PBC completed the Thomas Hughes Children's Library at Harold Washington Library Center. Please read our article about

the grand opening of this renovated space.

We are working with City Colleges of Chicago to finalize the planning and design processes for Richard J. Daley College's new Advanced Manufacturing Center.

In addition, we are working with Chicago Public Schools on 15 projects, the Chicago Park District on 14 projects, and the Chicago Transit Authority on two projects. This newsletter provides you with a mid-year report summarizing the work we have completed in the first half of the year as well as the status of current work in planning, design or construction.

I'm proud of the good work the PBC is doing and grateful to PBC staff for the hard work they do every day on

behalf of our clients, partners and neighborhoods. The partnerships we forge with our clients are critical to the work we do; our projects serve as catalysts for further development and neighborhood revitalization across the city and county.

As summer activities continue and we embark on our capital improvement projects, I thank you for your dedication to continuing the partnership with the PBC. I look forward to your continued support as we work together to accomplish our goals.

Sincerely,

Carina E. Sánchez  
PBC Executive Director

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Grand opening of Harold Washington Children's Library

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PBC to Host Community Hiring Events





## Payton College Prep Annex Project Wins CBC Merit Award



Considered the 'Academy Awards' of the building industry, Walter Payton College Preparatory High School Annex project has been named the 2017 winner of the Chicago Building Congress (CBC) Merit Award in the category of New Construction Chicago under \$55 Million.

Developed by the Public Building Commission on behalf of the Chicago Public Schools, the three-story 49,000 square foot annex includes 14 classrooms featuring dedicated space for art and music, special education, dance and driver's education. In addition, the annex features a multipurpose blackbox theatre, gymnasium with locker facilities, a fitness room and a student lounge. The team of KOO LLC and Paschen/Milhouse Joint Venture designed and built the annex in the near north community.

The tight, urban location of the public high school brought numerous construction challenges. However, through distinctive, functional and innovative design the team was able to seamlessly connect the new building to the legacy building by linking each floor in a way that allows for easy flow between the structures.

The award recognized that on all levels of the new building, minor visual distinctions tie into the legacy building's design while establishing the annex as a separate and unique space for hundreds of selective enrollment students across Chicago who will now have an opportunity to attend the school.

The school's principal, Tim Devine, applauded the CBC award and the increased capacity that accompanied the annex project. "Thank you for all you and your team are doing to make Payton an even more vibrant school. Consider this: the new building will allow us to educate ~100 additional students per year over the life of the new building. Thus, you and your team are making it possible to expose at least 7,500 young souls to the Payton experience, which has proven to be a rich opportunity for kids across Chicago's socio-economic spectrum and neighborhoods."

"From design through construction to completion, there was a high level of cooperation and collaboration with the partners on this project," said Sánchez. "We are delighted to accept this award but this team is proud of the work we have done to help broaden the range of educational opportunities for our future leaders." \*

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*We are pleased with the recognition that this award brings to the work done by the PBC and our partners. Walter Payton College Preparatory High School Annex is an example of the contributions the PBC consistently makes to foster sustainability within our communities and serve as a developmental engine for the entire neighborhood.*  
 - Carina E. Sánchez  
 PBC Executive Director  
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The project team of Chicago Public Schools, the Public Building Commission, KOO LLC and Paschen/Milhouse Joint Venture at the CBC Merit Awards Gala



# PBC Projects Bring New Resources, Opportunities and Jobs to their Communities

## 2017 MID-YEAR UPDATE

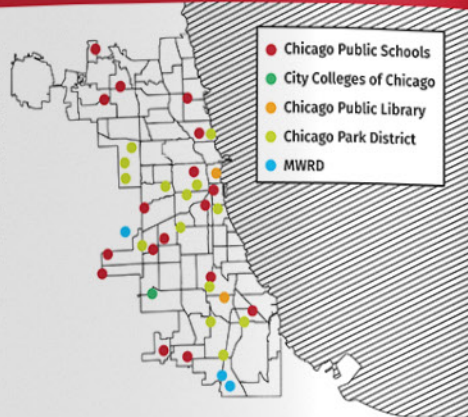
As 2017 unfolds, we are taking this opportunity to summarize the work we have completed in the first half of the year and the status of current work in planning, design or in construction.

This year, the PBC completed the decommissioning of the vacant Anthony Wing at Chicago Vocational Career Academy. The project included the installation of exterior lighting at various entrance doors and improving the fire safety of the building.

This work is part of a larger modernization strategy to alleviate overcrowding in our schools and provide students with the necessary resources for a 21st century education.

Over the next three years, the PBC has an estimated \$400M worth of work on 16 projects for the Chicago Public Schools of which there are four new schools including: the new Read Dunning Middle School, the new South Side High School, and the Dore and South Loop Elementary School Projects, both in the bid and award phase.

Work is underway on eight new school annex projects. The PBC is beginning the construction phase for the annex at Byrne Elementary School. The Skinner West Elementary School Annex Project is out to bid. Design is underway at the following elementary schools: Ebinger, Esmond, Mt. Greenwood, Prussing, Sheridan Math and Science Academy and Zapata Elementary School as well as a modular building project at Columbia Explorers Academy.



Current PBC projects

Three school renovation projects are also underway. The renovation at Edwards IB Fine and Performing Arts School will be completed this fall and the Lincoln Park High School Renovation began construction this summer. We anticipate kicking off a renovation project at Lakeview High School.

On behalf of the Chicago Public Library, the PBC completed the renovation of the Thomas Hughes Children's Library at the Harold Washington Library Center. The PBC is also in the design phase of the Whitney Young Branch Library Addition and Renovation Project. When complete this modernized library in the Chatham community will include more flexible space to meet the needs of all ages. Both projects support the Chicago Public Library and City of Chicago's joint goals to provide access to quality



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early learning and library upgrades throughout the city.

The PBC partnered with City Colleges of Chicago on the Richard J. Daley College Advanced Manufacturing Center project. This approximately \$45M project will provide students access to state-of-the-art equipment for experiential learning and will dually serve as a quality control testing site for small to mid-sized area local manufacturers.

The PBC formed an exciting partnership with the Chicago Park District with work beginning on the "Save Chicago's Treasures" initiative. This is a nearly \$30M project over the next three years to make improvements to aging Park District facilities. The PBC is underway on the planning and design of renovations at the following Chicago Park District fieldhouses: Archer Park, Austin Park, Columbus Park, Fosco Park, Harrison Park, La Follette Park, Lincoln Park Cultural

Center and Robichaux Park.

Over the next year, the PBC will also begin work on various projects currently in Planning & Design by the Park District, including renovations at McKinley Park, Douglas Park, Hamilton Park and Palmer Park as well as the construction of new Field Houses at Williams Park and Big Marsh.

On behalf of the Metropolitan Water Reclamation District, the PBC completed a large scale \$4.63M energy retrofit project at the Calumet Waste Water Treatment Plant and the Stickney Water Reclamation Plant as well as a Boiler Replacement Project at the 125th Street pumping Station in the West Pullman community.

On behalf of the City of Chicago's Office of Emergency Management and Communications, the PBC approved undertakings this year in the sum of \$13.5M for ten projects that provide enhanced electronic

security measures, including installation of cameras at various public locations.

The PBC also looks forward to a new partnership with the Chicago Transit Authority to undertake two new projects to upgrade CTA bus garage facilities. All of the projects that we undertake represent examples of the PBC's commitment to provide great public buildings and spaces that foster sustainability within our communities. ★

*Images: (clockwise from top left) renderings of South Loop Elementary School; Williams Park Fieldhouse; Whitney Young Branch Library Addition; Byrne Elementary School Annex*

*The illustration on the next page depicts the status of all PBC current or anticipated work through 2019.*



# 2017 MID-YEAR PROJECT UPDATE

## PLANNING

 SOUTH SIDE HIGH SCHOOL

 ARCHER PARK RENOVATION

 BIG MARSH (PARK 564)

 DOUGLAS PARK RENOVATION


 HAMILTON PARK RENOVATION


 MCKINLEY PARK RENOVATION


 PALMER PARK RENOVATION


 ROBICHAUX PARK RENOVATION


## DESIGN


 READ DUNNING MIDDLE SCHOOL


 EBINGER ELEMENTARY SCHOOL ANNEX

 MT. GREENWOOD ELEMENTARY SCHOOL ANNEX

 SHERIDAN MATH & SCIENCE ACADEMY ANNEX


 COLUMBIA EXPLORERS ACADEMY MODULAR


 RICHARD J. DALEY COLLEGE ADVANCED MANUFACTURING CENTER


 COLUMBUS PARK RENOVATION

 HARRISON PARK RENOVATION

 LINCOLN PARK CULTURAL CENTER RENOVATION


 LAKE VIEW HIGH SCHOOL RENOVATION

 ESMOND ELEMENTARY SCHOOL ANNEX

 PRUSSING ELEMENTARY SCHOOL ANNEX

 ZAPATA ELEMENTARY ACADEMY ANNEX

 WHITNEY YOUNG BRANCH LIBRARY ADDITION & RENOVATION

 AUSTIN TOWN HALL RENOVATION


 FOSCO PARK RENOVATION


 LA FOLLETTE PARK RENOVATION

 WILLIAMS PARK FIELDHOUSE


## BID & AWARD


 DORE ELEMENTARY SCHOOL

 SOUTH LOOP ELEMENTARY SCHOOL

 SKINNER WEST ELEMENTARY SCHOOL ANNEX

## CONSTRUCTION

 BYRNE ELEMENTARY SCHOOL ANNEX


 EDWARDS IB DUAL LANGUAGE SCHOOL RENOVATION

 LINCOLN PARK HIGH SCHOOL RENOVATION

## COMPLETION

 CVCA: EXTERIOR LIGHTING & ANTHONY WING DECOMMISSIONING

 THOMAS HUGHES CHILDREN'S LIBRARY

 MWRD 2017 ENERGY EFFICIENCY PROGRAM





The redesigned Thomas Hughes Children's library at Harold Washington Library Center is no longer the traditional stuffy and quiet space equipped only with books, desktop computers, wooden chairs and tables.

It now boast of bright welcoming colors, seating nooks built into bookshelves, plush lounge seating blocks, and active play areas with 3-D printers, green screen, exhibit areas, puppet shows and singalongs.

With lead construction project management performed by the Public Building Commission, the newly redesigned 24,000 sf Thomas Hughes Children's Library grand

# Renovations Give New Life to Harold Washington Children's Library



reopening highlighted the new flexible layout, additional programming and daily innovative activities focused on science, technology, engineering, the arts and math.

"The renovations were intended to offer interactive activities that would support early childhood development, engage families and foster creativity – as well as a meeting space for parents" Brian Bannon, Chicago Public Library Commissioner said.

The entrance was moved closer to the elevator, making it easily accessible for parents and caretakers to get to the second floor with strollers. Upon entering, children are greeted with artwork created at neighborhood branches before walking into the maker space where the 3-D printer, laser cutter and sticker makers are stationed to encourage kids to create things like a sundial and to learn, for example, about solar eclipses.

There's a new studio for such activities as story hour, special visits from reptiles and messy art crafts.

At the center of the library is a plaza, a venue for singalongs and puppet shows. The rest of the room is divided into three "neighborhood" sections for various age groups. The "early learner neighborhood" is aimed at children under 5. It has a section for story time, a sensory bin filled with crumbled paper and fuzzy pompom balls and a comfortable seating area with cushions for parents and space for babies to crawl. The bookshelves are much

*continued on page 12*



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## PBC kids enjoy the new Children's Library

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*I took the little ones to Thomas Hughes Children's Library yesterday. They loved all the activities, but their favorites were the Puppet Show, stacking blocks and ball maze. Mostly they loved playing with all the other kids.*

- Andy Quathamer  
PBC Project Manager  
Dad to Anya (top) & Timothy (below)





continued from page 10  
 lower than the ceiling-high ones to allow kids to explore and select picture books.

The "elementary learner neighborhood" was designed for children ages 6 to 10 and includes a woodblock and Lego brick building area near where kids can make paper fortresses.

The "tween neighborhood" includes a digital media space with cameras and a green screen to superimpose backgrounds, among other tech tools geared towards kids ages 10 to 13.

The new design includes a private nursing suite as well as a family restroom with adult and child-sized toilets.

"For years, the Chicago Public Library has encouraged lifelong learning by welcoming all people and offering equal access to information, entertainment and knowledge through innovative services and programs, as well as cutting edge technology," Carina E. Sánchez, Public Building Commission Executive Director said. "The PBC along with our partners, Gensler Architects and Path Construction, are excited to support the Mayor's goal of providing additional community resources to our earliest learners." \*



© Tom Harris | Gensler



“  
 Thomas Hughes Children's  
 Library ... will give every child  
 the support they need in their early  
 years to ensure their success in  
 college, career, and in life.  
 - Mayor Rahm Emanuel  
 ”



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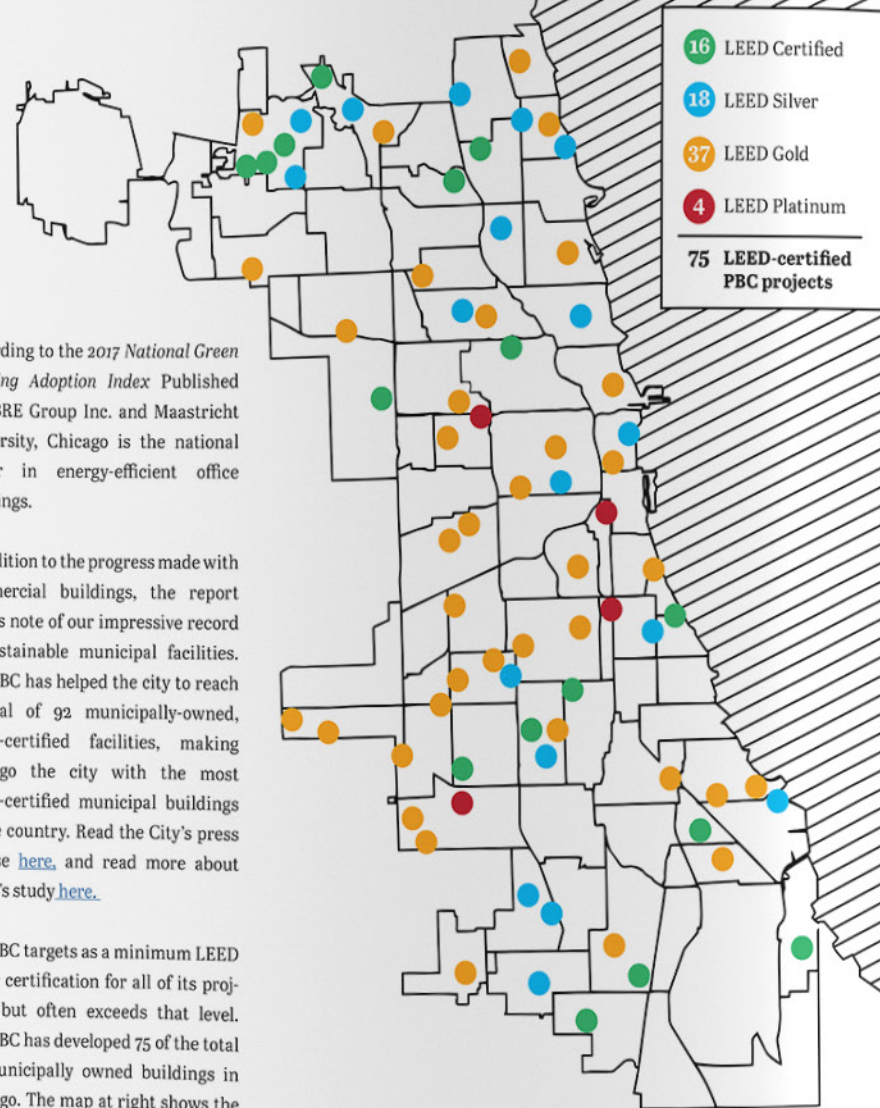


## Chicago Ranked Top of National Green Building Adoption Index

According to the 2017 *National Green Building Adoption Index* Published by CBRE Group Inc. and Maastricht University, Chicago is the national leader in energy-efficient office buildings.

In addition to the progress made with commercial buildings, the report makes note of our impressive record of sustainable municipal facilities. The PBC has helped the city to reach a total of 92 municipally-owned, LEED-certified facilities, making Chicago the city with the most LEED-certified municipal buildings in the country. Read the City's press release [here](#), and read more about CBRE's study [here](#).

The PBC targets as a minimum LEED Silver certification for all of its projects, but often exceeds that level. The PBC has developed 75 of the total 92 municipally owned buildings in Chicago. The map at right shows the locations of PBC's LEED-certified buildings. \*



## Doing Business with the PBC

As the PBC marks the successful completion of a number of projects that are bringing new resources, opportunities and jobs to our communities, we are offering contracting or professional services opportunities to Chicago area businesses.

The PBC is providing the opportunity to learn about contracting opportunities and the resources our non-profit assist agencies provide for small, minority and women-owned businesses at every stage of their growth cycle.

Our open bid and solicitation process ensures fairness, competition and best value. The PBC makes certain there are competitive business opportunities for Minority and Women Business Enterprises (MBE/WBE) in our delivery of projects in both construction and professional services. In addition to delivering quality projects on schedule and within budget, the PBC's commitment to expanding MBE/WBE contracting helps to eliminate barriers to full participation by all persons regardless of race, sex or ethnicity.

Those interested in working with the PBC are encouraged to visit our [website](#) and register for [PBC Alerts](#)—the direct connection to upcoming contracting opportunities with the PBC. This free service notifies you by email each time a contracting or prequalification opportunity becomes available. Upcoming opportunities are listed below. \*



Sign up for PBC Alerts!

CURRENT OPPORTUNITIES	TYPE OF SERVICE	ESTIMATED VALUE	BID OPENING
<b>South Side High School</b> 6835 S Normal Avenue   Ward 6: Sawyer	Design-Build	\$45M+	07/31/2017
<b>Dore Elementary School</b> 7134 W 65th Street   Ward 23: Zalewski	General Contractor	>\$30M	08/01/2017
<b>Skinner West Elementary School Annex</b> 51260 W Adams Street   Ward 27: Burnett	General Contractor	\$5M - \$15M	8/04/2017

UPCOMING OPPORTUNITIES	TYPE OF SERVICE	ESTIMATED VALUE	QUARTER
<b>Ebinger Elementary School: Site Preparation</b> 7350 W Pratt Avenue   Ward 41: Napolitano	General Contractor	<\$5M	3 <sup>rd</sup>
<b>Mt. Greenwood Elementary School Annex II: Site Preparation</b> 10841 S Homan Avenue   Ward 19: O'Shea	General Contractor	<\$5M	3 <sup>rd</sup>
<b>Zapata Academy Annex</b> 2728 S Kostner Avenue   Ward 22: Muñoz	General Contractor	\$5M - \$15M	3 <sup>rd</sup>
<b>Sheridan Math &amp; Science Academy Annex</b> 533 W 27 <sup>th</sup> Street   Ward 11: Thompson	General Contractor	\$5M - \$15M	3 <sup>rd</sup>
Chicago Park District <b>Capital Improvement Program</b>	General Contractor	Various	3 <sup>rd</sup>



# PBC to Host Community Hiring Events

Quality public facilities help build strong neighborhoods, but they also create an important economic impact on a community through job creation. 3,138 people earned more than \$31.5M working on PBC projects completed in 2016. Many of these people are residents of the community areas where the projects were built. As these numbers illustrate, PBC projects create meaningful and significant economic opportunities for communities in which they are developed.

The PBC establishes city residency and community area hiring requirements with each of its construction projects. That means 50% of the total hours worked on a project must come from City of Chicago residents. Furthermore, at the outset of a project, the PBC defines the community area, usually the neighborhood and immediate surrounding areas, where 7.5% of the total hours worked on a project must be worked by residents of that community area.

The PBC will be hosting community hiring events for the Lincoln Park High School Renovation project, the Byrne Elementary School annex project, the Skinner West Elementary School annex project and the Richard J. Daley College Advanced Manufacturing Center project. If interested, please attend the session and apply to work. [Click here for more information.](#) \*

## UPCOMING HIRING EVENTS



### Lincoln Park High School Renovation

Wednesday, July 26  
10:30 am - 2:30 pm

Next Door Chicago  
659 W Diversey Pkwy

### Byrne Elementary School Annex

Monday, July 31  
10:30 am - 2:30 pm

Valley Forge Park  
2001 W 59th St

Friday, August 4  
10:30 am - 2:30 pm

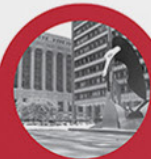
Clearing Branch Library  
6423 W 63rd Pl



## COMING SOON

Richard J. Daley College Advanced Manufacturing Center  
Skinner West Elementary School Annex

*Check our website for details*



## PUBLIC BUILDING COMMISSION OF CHICAGO

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Carina E. Sánchez, Executive Director

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# Dore Elementary School





# Skinner West Elementary School Annex

