



PUBLIC BUILDING COMMISSION

5th Annual Contractor Outreach Program • December 6, 2010





PUBLIC BUILDING COMMISSION

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December 6, 2010



Welcome & Introduction

ERIN LAVIN CABONARGI,
Public Building Commission of Chicago
Executive Director

A banner for the Public Building Commission. On the left, there is a photograph of a modern building with a curved facade and a flagpole flying the flag of the City of Chicago. The text 'PUBLIC BUILDING COMMISSION' is written in large, white, sans-serif capital letters. Below it, in smaller white text, is '5th Annual Contractor Outreach Program' and 'December 6, 2010'. On the right side of the banner, there is a vertical logo for the Public Building Commission, which includes the text 'PUBLIC BUILDING COMMISSION' and 'BY CHICAGO' next to a stylized graphic of a building.

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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*

- PROCUREMENT

—*Rusty Castillo, Deputy Director of Procurement, PBC*

- COMPLIANCE

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

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Program Overview

—Erin Lavin Cabonargi, Executive Director, PBC

- Program Statistics
- 2010 & 2011 Project Completions
- Upcoming Opportunities
- Environmental Sustainability
- Economic Sustainability



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Program Statistics

- Program Cost Status
 - Our current program authority exceeds \$2 B in project development costs.
 - Under Budget by 5.11%, representing \$108 MM in projected surplus.
- Active Projects Construction Change Order %
 - Average percent of change for all PBC demolition, site prep and construction with a projected value of \$1.095 B is 2.8%, the industry standard change order percentage for new municipal and educational construction work is 3-5%.



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Project Completions: 2010

Construction Value: \$275,852,294.00
19 Projects

- 40th Street Beach House
- Osterman Beach House
- Eric Solorio Academy High School
- Calmecca Academy of Fine Arts & Dual Language
- Federico Garcia Lorca Elementary School
- West Ridge Elementary School
- Marquette Park Playground
- Piotrowski Park Playground
- Bromann Playlot Park
- South Water Purification Plant
- Holmes Elementary School Addition
- Marvin Camras Elementary School Renovation
- Burroughs School Artificial Turf Project
- Marshall Metro School Campus Park
- 23rd District Police Station
- Mariano Azuela Elementary School
- Park 484
- Valley Forge Park Fieldhouse
- Grand Crossing Library

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Project Completions: 2011

Construction Value: \$242,997,264.00
14 Projects

- Powell Replacement Elementary School
- South Shore Replacement High School
- Dunning Area Library
- Richard M. Daley Library
- Engine Company 109
- Little Village Library
- Garvy Elementary School Addition
- Sauganash Elementary School Addition
- Collins High School Renovation
- Chicago High School for the Arts Renovation
- Air Force Academy Renovation
- Ogden Elementary School
- Gwendolyn Brooks High School Addition
- Haas Fieldhouse



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Upcoming Opportunities

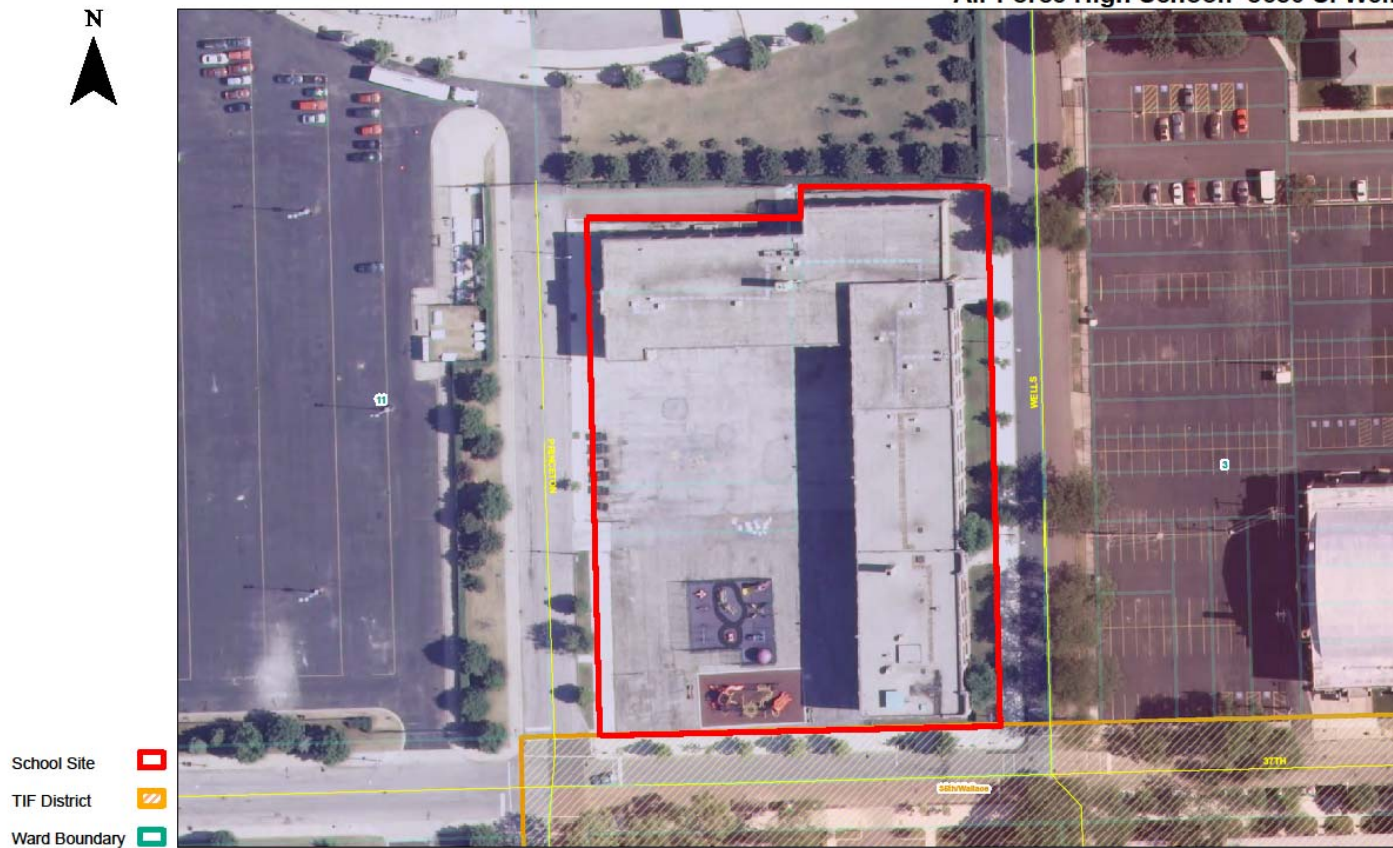
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|---|------------------------------|
| • Air Force Academy Renovation (Phase II) | Issue for Bid: January 2011 |
| • Back of the Yards High School (Site Prep) | Bid Due: January 18, 2011 |
| • Back of the Yards High School (Vertical Construction) | Issue for Bid: January 2011 |
| • Collins High School Renovation | Issue for Bid: January 2011 |
| • Edgebrook Elementary School Addition | Issue for Bid: April 2011 |
| • Edgewater Branch Library | Issue for Bid: November 2011 |
| • Engine Company 16 | Issue for Bid: January 2011 |
| • Gateway Harbor | Issue for Bid: March 2011 |




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Air Force High School: 3630 S. Wells



- School Site 
- TIF District 
- Ward Boundary 

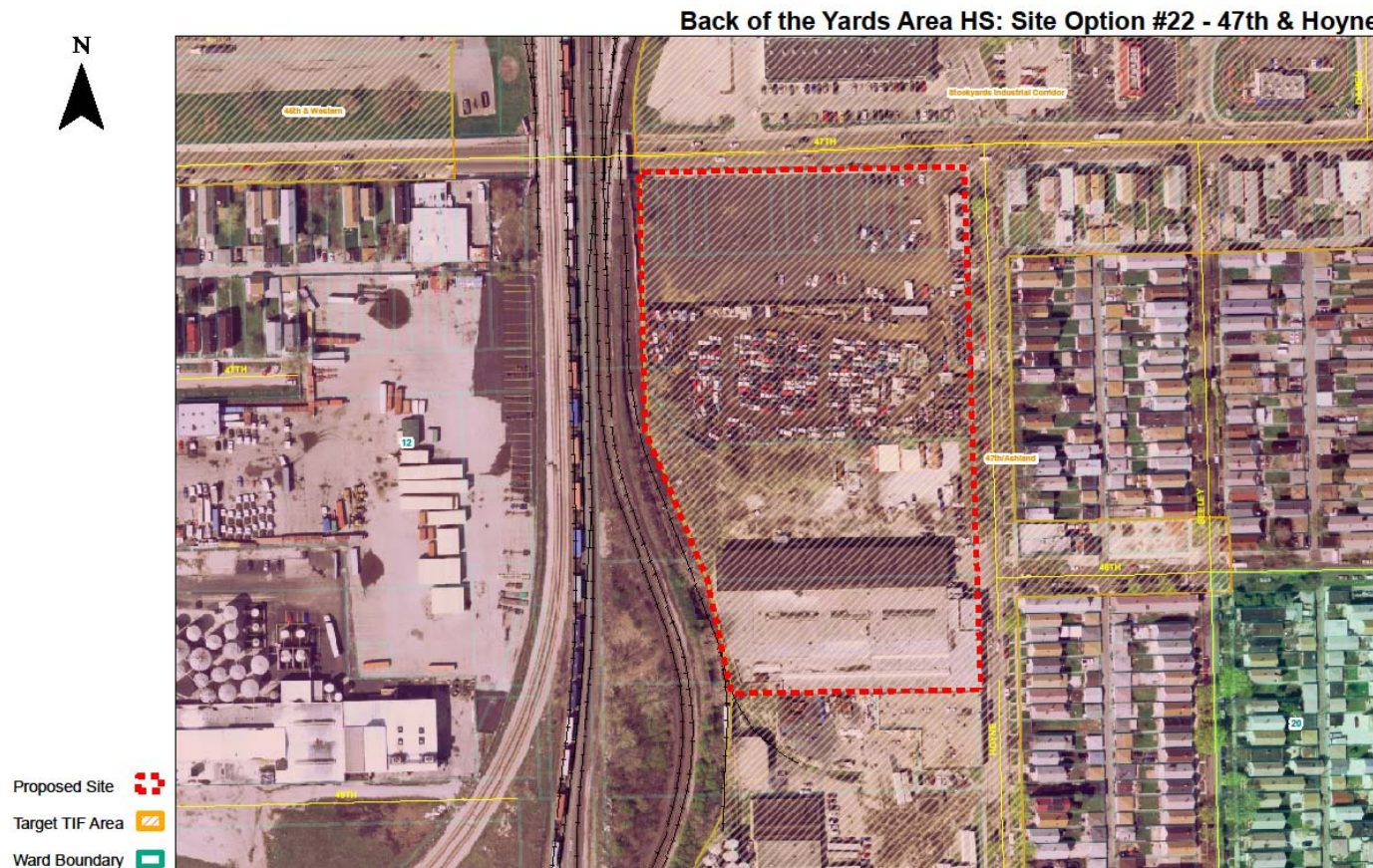
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Air Force Academy Renovation (Phase II)



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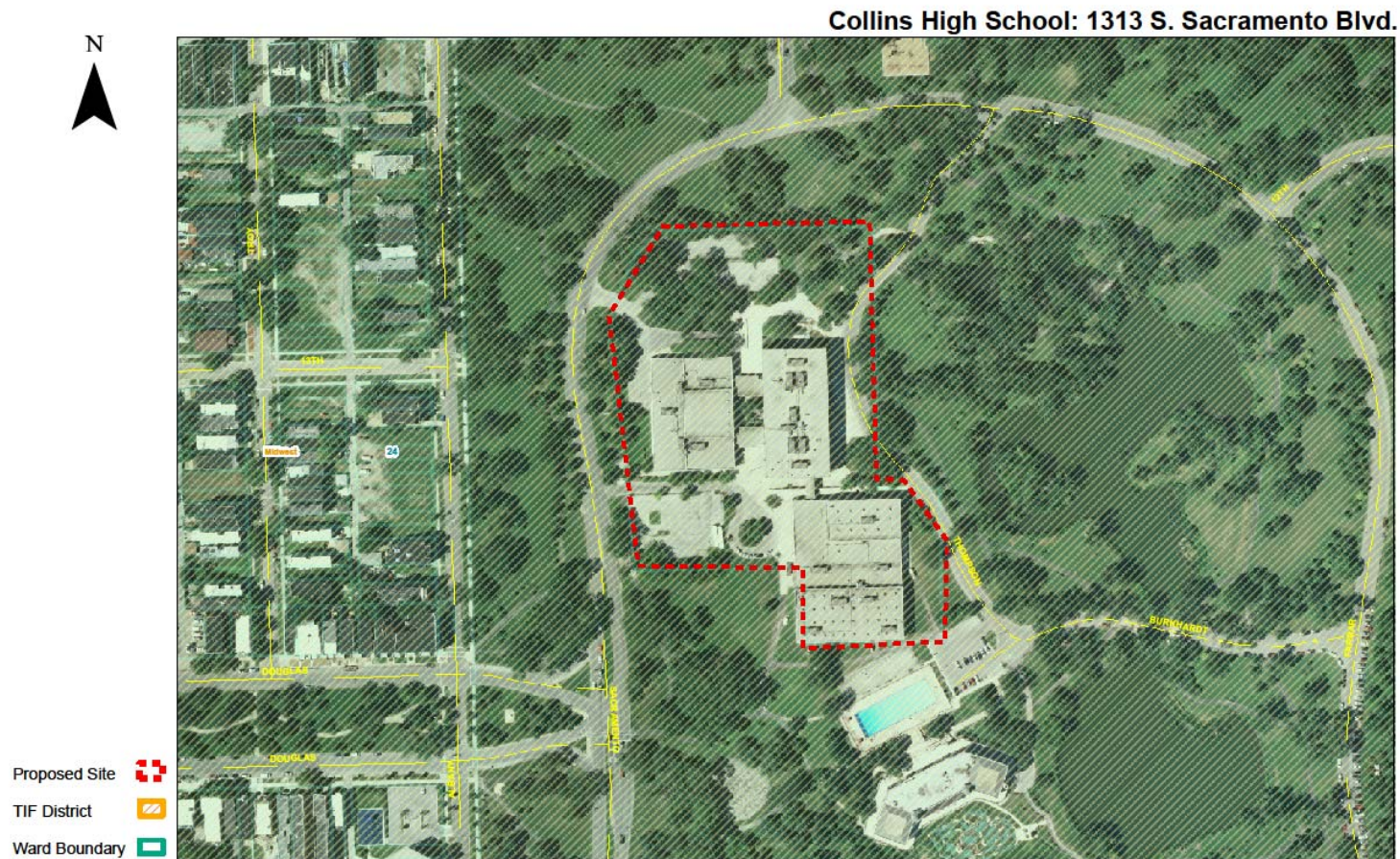
Back of the Yards High School

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Back of the Yards High School



Collins High School Renovation



Edgebrook School - 6525 N. Hiawatha

- Proposed Site 
- Target TIF Area 
- Ward Boundary 



Edgebrook Elementary School Addition

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Edgebrook Elementary School Addition





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Edgewater Replacement Library - 1210 W. Elmdale



Proposed Site 
Ward Boundary 



Edgewater Branch Library



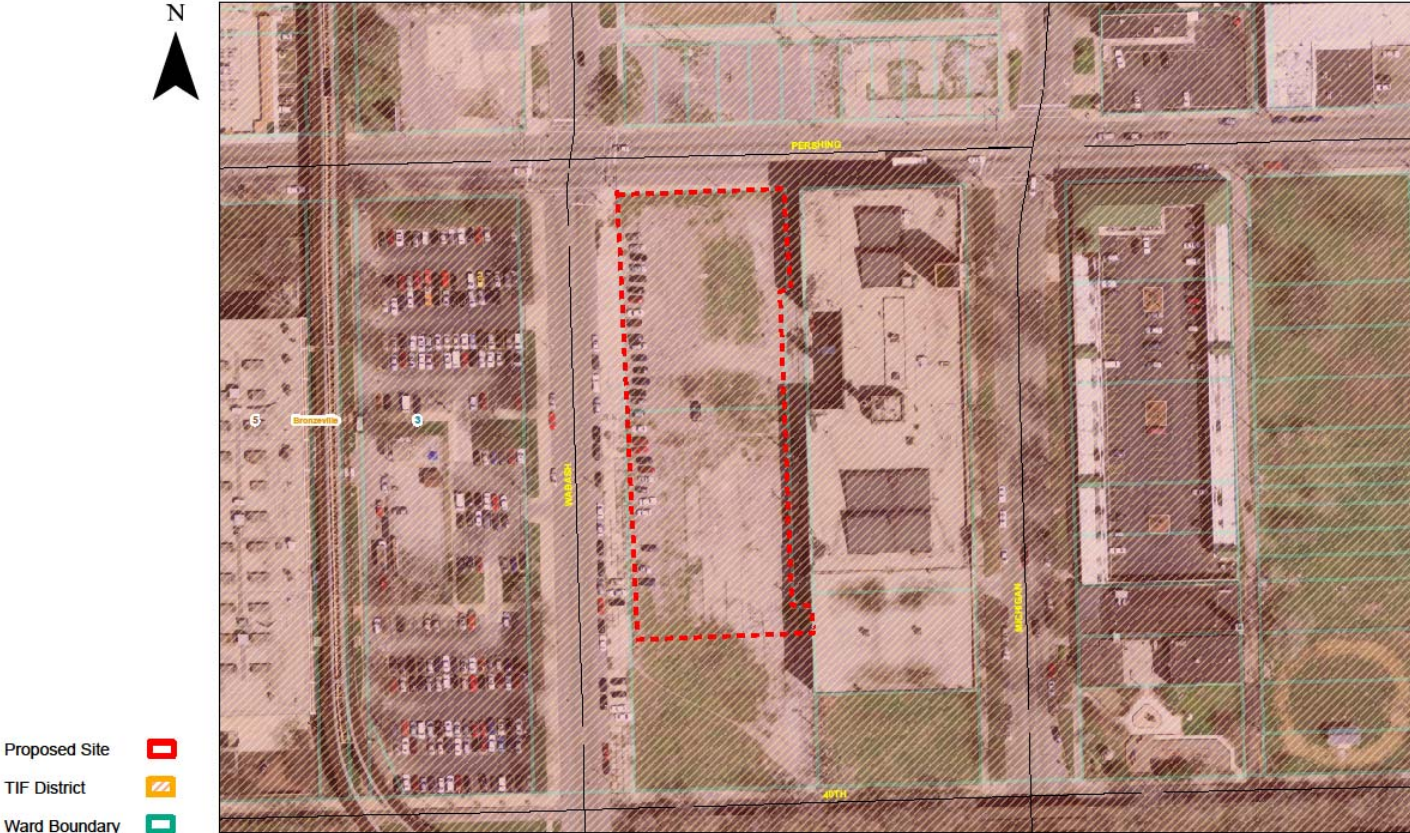
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Edgewater Branch Library

Engine Company 16: Proposed Site at 39th St. & Wabash Ave.



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Engine Company 16

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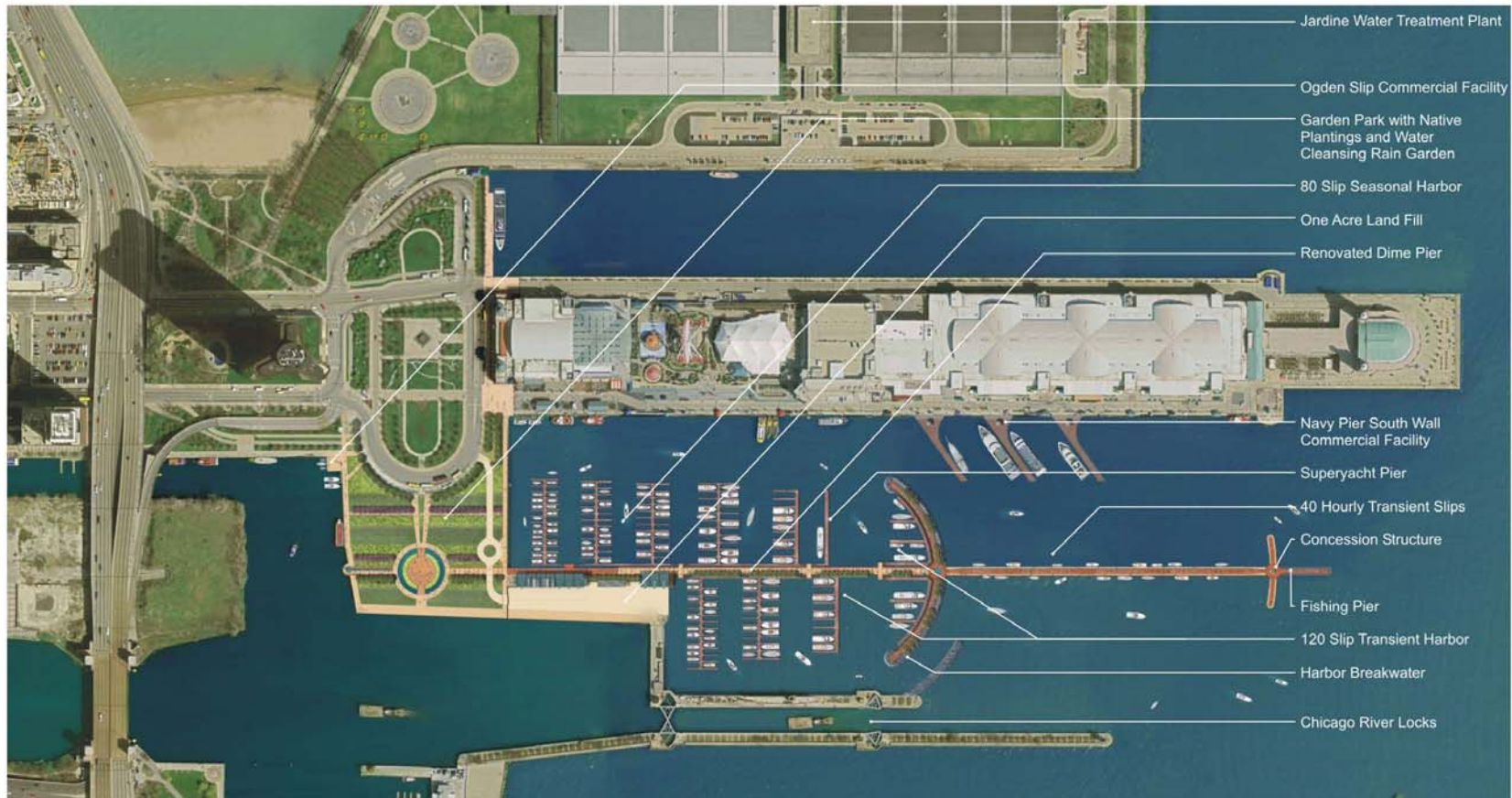
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Engine Company 16

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Gateway Harbor

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Gateway Harbor



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Environmental Sustainability

- The PBC has 39 projects registered with the USGBC
 - 22 Public Schools
 - 2 Firehouses
 - 2 Police District Stations
 - 4 Branch Libraries
 - 6 Park District Fieldhouses
 - 3 other Unique City Funded Projects
- 31 additional projects have achieved LEED certification
 - 7 Public Schools
 - 4 Firehouses
 - 3 Police District Station
 - 10 Branch Libraries
 - 2 Park District Facilities
 - 5 other Unique City Funded Projects
 - o 11 Certified Level Rated
 - o 10 Silver Level Rated
 - o 9 Gold Level Rated
 - o 1 Platinum Level Rated



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5th Annual Contractor Outreach Program
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Sustainable Design Harvest

486,439

TOTAL GALLONS OF STORMWATER DIVERTED FROM SEWERS PER YEAR

1,718

TOTAL TREES ON NEW CONSTRUCTION SITES TO DATE

15,402,737

TOTAL GALLONS OF POTABLE WATER SAVED PER YEAR

\$31,409,594

TOTAL AMOUNT OF RECYCLED MATERIALS PURCHASED TO DATE

\$754,420

TOTAL ENERGY SAVINGS PER YEAR

\$43,985,489

TOTAL AMOUNT OF REGIONAL MATERIALS PURCHASED TO DATE

476,042

TOTAL SQUARE FEET OF GREEN ROOF AREA

49,087

TONS CONSTRUCTION AND DEMOLITION WASTE DIVERTED FROM LANDFILLS

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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: 2009 M/WBE Performance

- M/WBE Performance
 - 14 Projects opened
 - Total Value of Contracts Awarded: \$331,912,651.07
 - Total Paid to Date Amount: \$296,471,611.53
 - Total M/WBE Commitment: \$132,591,393.70 or 40%
 - Total MBE 33.83% (\$ 112,292,007.80)
 - Total WBE 6.12% (\$20,315,019.26)
 - Total M/WBE Paid to Date: \$117,662,127.87 or 40%
 - Total MBE 34.05% (\$100,937,320.22)
 - Total WBE 5.64% (\$16,724,807.65)



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Economic Sustainability: 3rd Quarter: 2010 M/WBE Performance

- M/WBE Commitment through Q3
 - 14 GC projects, 11 JOC projects, 1 Special project & 1 CM at Risk project
 - Total Value of Contracts Awarded: \$293,295,976.79
 - Total MBE 26.80%
 - Total WBE 5.08%
- M/WBE Compliance through Q3
 - 10 GC projects, 2 JOC projects & 3 Special projects reached completion
 - Total Value: \$197,174,288.64
 - Total MBE 33.34%
 - Total WBE 5.48%



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PBC Contract Provisions that Benefit You

—Paul Spieles, Chief Operating Officer, PBC

- Ongoing Initiatives
 - Economic Sustainability Provisions
 - Local Subcontracting Requirements
 - Local Hiring Provisions
 - New Invoicing Protocol (CW) &
New Document Controls Procedures

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Economic Sustainability Provisions

- 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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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
- 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

A banner image for the Public Building Commission. On the left, there is a photograph of a modern building with a curved facade and large windows, with the Chicago flag flying in front of it. The right side of the banner has a solid blue background with white text. In the top right corner, there is a small logo for the Public Building Commission, which features a stylized black and white graphic of a building and the text 'PUBLIC BUILDING COMMISSION' and 'BY CHICAGO' in red.

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New Invoicing Protocol (CW) & New Document Controls Procedures



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Procurement

—Rusty Castillo, Deputy Director of Procurement, PBC

- How to Do Business with the PBC
- Pre-Qualifications

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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

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

Newspaper Advertisements

- Sun-Times

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Typical Procurement Opportunities

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



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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

- Construction M/WBE Goals
 - MBE 24% of base bid
 - WBE 4% of base bid
- 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 Bonus Program

- GCs are:
 - Are required to provide 7.5% of the total labor hours using residents of the project's community.

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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