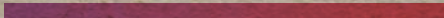


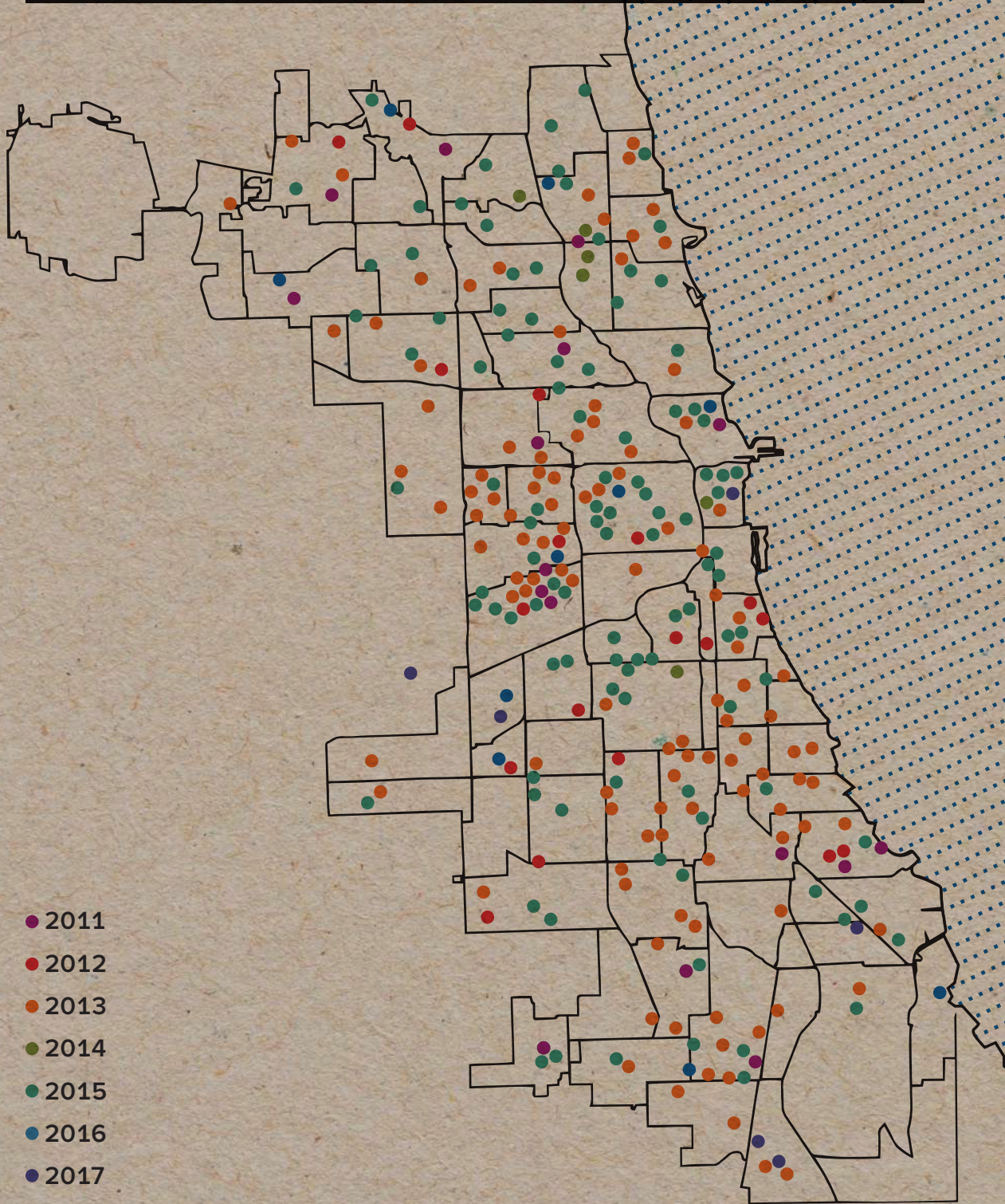
public building commission

year
in
review

REPORT



psc completed projects: 2011-2017



Brooks College Preparatory Academy Additions
Collins High School Renovation
Dunning Branch Library
Engine Company 109 Firehouse
Garvy Elementary School Addition
Greater Grand Crossing Branch Library & Reading Garden
Haas Park Fieldhouse
Little Village Branch Library
Mt. Greenwood Elementary School Linked Annex
The Ogden International School of Chicago
Powell Academy
Richard M. Daley Branch Library
Sauganash Elementary School Addition
South Shore International College Preparatory High School
Sulzer Regional Library Renovation
Woodson Regional Library Renovation

12th District Police Station
31st Street Harbor
Air Force Academy Renovation
Douglas Park Artificial Turf
Durkin Park Elementary School Linked Annex
Edgebrook Elementary School Addition
Engine Company 16 Firehouse
Goode STEM Academy
Henderson Elementary School Renovation
Humboldt Park Library Addition and Renovation
Lloyd Elementary School Artificial Turf
Michael Reese Hospital Demolition
Onahan Elementary School Linked Annex
Ortiz de Dominguez Elementary School Artificial Turf
Peck Elementary School Renovation

Ramova Theater Stabilization
Rosenblum Park Redevelopment
Shields Middle School
South Shore High School Demolition

Back of the Yards College Preparatory High School & Branch Library
CPS School Investment Program (98 schools)
Dirksen Elementary School Modular
Edgewater Branch Library
Edison Park Elementary School Linked Annex
Gray Elementary School Modular
Hale Elementary School Linked Annex
Higgins Community Academy Renovation
Jones College Preparatory High School
Lake View High School Renovation
Leonard Louie Fieldhouse
Little Village Elementary School Modular
Locke Elementary School Modular
Lyon Elementary School Modular
Stevenson Elementary School Linked Annex
Tonti Elementary School Modular

Albany Park Branch Library
Bell Elementary School Addition
Coonley Elementary School Addition
Stock Yards National Bank Building Stabilization
Jones College Preparatory High School Renovation

Chicago Children's Advocacy Center Addition
Chicago Vocational Career Academy Renovation
Chinatown Branch Library
CPL YOUmedia Renovations (3 libraries)

CPS Air Conditioning Program (35 schools)
Dunne Technology Academy Modernization
Lincoln Elementary School Annex
Lindblom Math & Science Academy Parking Lot
Mt. Greenwood Elementary School Modular
Oriole Park Elementary School Annex
Retrofit One (60 public buildings)
Tonti Elementary School Modular
Turf Field at National Teachers Academy
Wildwood World Magnet School Annex
Woodson Regional Library Interior Renovation

Canty Elementary School Annex
CPL Early Learning Educational Investments (2 libraries)
Edwards Elementary School Annex
Jamieson Elementary School Annex
Malcolm X College Demolition
Payton College Preparatory High School Annex
Richardson Middle School
Southeast Area Elementary School
Wildwood World Magnet School: Renovation & Intercom Repair

125th Street Pumping Station
CVCA: Exterior Lighting & Anthony Wing Decommissioning
Edwards Elementary School Renovation
MWRD Energy Conservation Project (2 water reclamation plants)
Thomas Hughes Children's Library Renovation



a letter from our chairman

In 2017, the Public Building Commission of Chicago (PBC) continued our excellent track record of providing contracting opportunities to minority- and women-owned business enterprises on a wide range of diverse projects. From innovative modernization solutions in schools to improvements in public libraries, the PBC's work in 2017 has helped to stabilize neighborhoods and serve as a catalyst for further community development.

These projects are inclusive of a culmination of a multiple-year modernization plan on behalf of Chicago Public Schools with renovations at Edwards Elementary and the decommissioning of the vacant Anthony Wing at Chicago Vocational Career Academy.

On behalf of the Chicago Public Library (CPL), the PBC completed the renovation of the Thomas Hughes Children's Library at the Harold Washington Library Center. The PBC also began construction on the Whitney M. Young, Jr. Branch Library Addition and Renovation Project. Both projects total **\$9M** in investments to support CPL and the City of Chicago's joint goal of providing access to quality library facilities throughout the city.

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

The PBC formed an exciting partnership with the Chicago Park District with work beginning on the "Save Chicago's Treasures" initiative, a nearly **\$30M** program to improve aging Park District facilities over the next three years. Planning and design is underway and construction is scheduled to begin in 2018.

& executive director

On behalf of the Metropolitan Water Reclamation District, the PBC completed a **\$4.6M** energy retrofit project at the Calumet and Stickney Water Reclamation Plants as well as boiler replacement at the 125th Street pumping Station in West Pullman.

2017 also saw our continued partnership with the City of Chicago's Office of Emergency Management and Communications, as the PBC completed **\$13.5M** of enhanced electronic security measures, including the installation of cameras at various public locations across the city.

The culmination of these projects provided more opportunities to construction and professional service companies as they expand their horizons through the myriad aspects of creating these new spaces. We highlighted a select few project partners in this publication but are thankful for the hard work and commitment from all of our partners.

As the PBC continues to forge ahead, we are happy to reconnect with long-standing clients and hope that this 2017 Year in Review will illustrate how all the projects we completed this year honor our commitment to provide great public buildings and spaces that foster sustainability within our communities.

Sincerely,



Mayor Rahm Emanuel, Chairman



Carina E. Sánchez, Executive Director



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connecting clients to cost effective project development	14
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2017



our board members

The experience and insight of the PBC's Board of Commissioners further our vision of developing public projects that strengthen our neighborhoods.

The Public Building Commission of Chicago is an independent agency formed in 1956 to oversee the construction and renovation of municipal buildings, facilities and infrastructure. The PBC can manage every aspect of project development, from land acquisition through planning, design and construction.

Mayor Rahm Emanuel serves as Chairman of the Board of Commissioners. Of the ten commissioners, one each is appointed by the Chicago Board of Education, the Chicago Park District, the Cook County Board of Commissioners, the Forest Preserves of Cook County and the Metropolitan Water Reclamation District of Greater Chicago.

The Chairman, with the advice and consent of the City Council, appoints the remaining five members who represent labor, commerce, clergy and the community. Board members are appointed for a five-year term or until a successor is named.



Mayor Rahm Emanuel
Chairman



Olga Camargo
City of Chicago



Frank M. Clark
Board of Education



James F. Ellis, Jr.
City of Chicago



José G. Maldonado, Jr.
City of Chicago



Toni Preckwinkle
Cook County



Arnold Randall
Cook County
Forest Preserves



Jesse H. Ruiz
Chicago Park District



Samuel Wm. Sax
City of Chicago



Mariyana T. Spyropoulos
Metropolitan Water
Reclamation District



**Reverend
David Todd Whittley**
City of Chicago

connecting to our past

The Picasso sculpture's
50 year celebration
ushered in the expanded
use of Daley Plaza.





In 2017, Chicago's iconic Picasso sculpture, located in the Daley Plaza, turned fifty. During a commemorative event in August, led by Mayor Rahm Emanuel, the 1967 unveiling was re-enacted with the daughter of poet Gwendolyn Brooks delivering the poem her mother composed for the occasion.

Over the years the appreciation for the sculpture has grown. Although people still debate what the piece resembles, it has become a popular meeting place. It's as much of a symbol of Chicago as anything else.

Therefore it is fitting that fifty years after Pablo Picasso's sculpture was unveiled, the city's sprawling Daley Plaza is ushering in another big change—renting out the space for private events.

The Plaza, which has acted as one of the city's defacto town squares for decades, can now be rented for private events such as weddings, festivals and corporate events.

connecting with the community

The PBC continues to provide opportunities to local businesses and create jobs for Chicago residents.





The PBC marked the successful completion of a number of projects that have brought new resources, jobs and opportunities to our communities. In 2017, the PBC:

- Created a quarterly external newsletter – *Constructive News You Can Use*. The new publication is electronically distributed to our clients, elected officials and stakeholders, alerting them to PBC’s current activities and opportunities and highlighting construction or professional service organizations with whom we work.
- Redesigned our website from a user’s point of view, improving ease of use for general contractors and professional service organizations while maintaining all data management functions.
- Held more than 20 presubmission conferences and contractor workshops to offer information on what potential contractors should expect through PBC’s bidding, contracting and reporting process.
- Attended professional service and general contractor membership meetings, including but not limited to HACIA, Construction Management Association of America, and the Construction Owners Association of America, to deliver presentations on upcoming projects and reinforce PBC’s commitment to directly affecting capacity building with MBE/WBE firms.
- Reconnected with Assist Agencies through various outreach efforts.





connecting businesses to opportunities

In 2017, the PBC increased our efforts to offer contracting or professional service opportunities to Chicago area businesses.




In 2017, of the more than **\$40.2M** paid to date, our projects have achieved a combined MBE/WBE participation of **48.8%**. MBE participation was comprised of **41.5%** or approximately **\$16.6M**, and WBE participation was comprised of **7.3%** or approximately **\$2.9M**.

In addition to project-level professional services, the PBC also tracks compliance on program-wide professional administrative services. These professional services are not project-specific and include but are not limited to: financial services, information technology, insurance broker services, legal services, office management, payroll, staffing, and property management. At 2017 year's end, of the more than **\$8.9M** paid to date on professional administrative services contracts, a combined total of **55.5%** MBE/WBE participation was achieved. MBE participation was comprised of **45.5%** or approximately **\$4M**, and WBE participation was comprised of **10%** or **\$900K**.

In 2017, the PBC:

- Continued to identify ideal projects for smaller or MBE/WBE firms to serve as the prime contractor. For example, CCCJV, a Class 'C' contractor, serves as the prime for the site prep scope at the Mt. Greenwood Elementary project. This will be the first time the joint venture will perform as a prime with the PBC.
- Fulfilled our commitment to appoint MBE and WBE architects to our projects by appointing the following Design-Build teams and firms from our Architect of Record Letters of Interest and Qualifications Database:
 - » **EC Purdy (MBE)** - Mt. Greenwood Elementary School Annex II
 - » **JGMA Architects (MBE)** - Daley College Engineering & Advanced Manufacturing Center
 - » **Johnson & Lee Architects (MBE)** - Whitney M. Young, Jr. Branch Library Expansion & Renovation
 - » **Mode Architects (MBE)** - South Side High School
 - » **Onyx Architecture (MBE)** - Esmond Elementary School Annex
 - » **STL Architects (MBE)** - Read Dunning School
 - » **Studio ARQ (MBE)** - Ebinger Elementary School Annex
 - » **Wallin Gomez Architects (MBE)** - Columbia Explorers Academy Modular
 - » **Bailey Edward (WBE)** - Chicago Park District renovation projects:
 - + **Archer Park**
 - + **Austin Town Hall**
 - + **Columbus Park**
 - + **Harrison Park**
 - + **La Follette Park**
 - + **Lincoln Park Cultural Center**
 - + **Robichaux Park**

A grayscale photograph of a person's hand pointing at a large architectural blueprint spread out on a table. The blueprint shows a detailed street grid and building footprints. The image is partially overlaid with a teal-colored graphic element on the left side.

connecting people to jobs

The PBC continued our mission to create jobs for residents of the City of Chicago and for those who live in the communities where our projects are built.



The PBC establishes city residency and community area hiring requirements for each construction project. This means 50% of the total hours worked on a project must come from City of Chicago residents.

At the outset of a project, the PBC defines the community area, usually the neighborhood and immediate surrounding areas, where a percentage of the total hours worked on a project must be worked by residents of that community area.

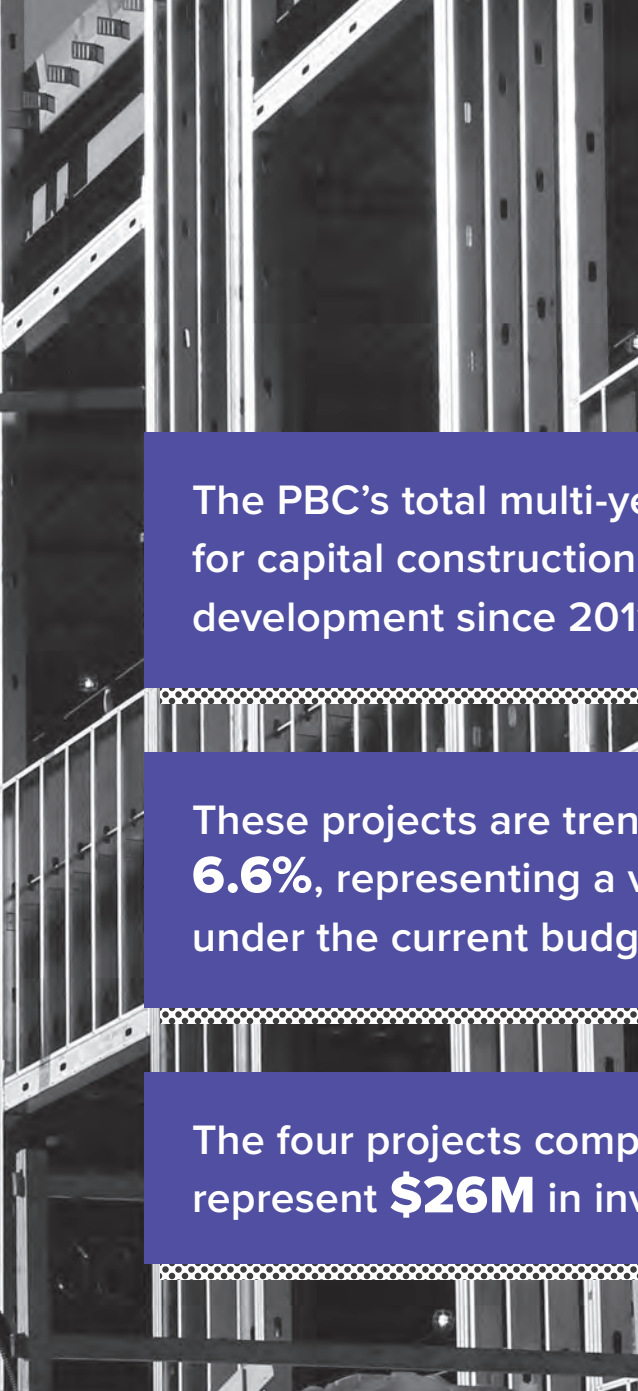

Community workforce participation helped to ensure that residents of designated community areas surrounding PBC projects were provided opportunities to apply for employment. As part of our efforts to promote and sustain community hiring, the PBC conducted **21** hiring outreach events and worked closely with elected officials, stakeholders and community partners to raise awareness of our community hiring program.

1,037 people earned more than **\$10.4M** working on PBC projects completed in 2017.

Many of these people are residents of the community areas where the projects were built.

connecting clients to cost effective project development

As a public developer, the PBC maintains transparency in reporting how dollars are spent.



After discussing owner-provided project requirements, the PBC, in collaboration with the client, will choose the most effective project delivery method.

Throughout the life of the project, the PBC monitors and provides updates on budget and cost performance to managers, clients, commissioners, and other stakeholders.

The PBC's total multi-year program authority for capital construction completed and in development since 2011 exceeds **\$2.3B**.

These projects are trending under budget by **6.6%**, representing a variance of **\$153M** under the current budgets.

The four projects completed by the PBC in 2017 represent **\$26M** in investments across the city.





our projects

On behalf of our clients, the PBC is proud to present the work we completed in 2017.

This section also highlights our featured project partners.

chicago public schools: chicago vocational career academy exterior lighting & anthony wing decommissioning

2100 East 87th Street
Ward 8: Alderman Michele Harris
Community Area: Avalon Park



In 2014, the PBC began the renovation of the Chicago Vocational Career Academy, creating career-focused classrooms to prepare students for jobs in a variety of high-growth industries: Navistar diesel technology, horticulture, carpentry, culinary services, cosmetology and healthcare. This phase also included renovating STEM and CTE labs and workshops.

In 2017, the PBC completed phase two of the project: decommissioning the school's vacant Anthony Wing and installing barriers and security lighting at the perimeter entries and exits of the building.



project partner spotlight: robe construction, inc.

Robe Construction, Inc. is a general contracting firm that specializes in new construction and remodeling in both commercial and residential properties.

This is the second time that Robe has acted as the prime contractor on a PBC project. Robe responded to PBC's 2016 RFQ for Project-Specific Prequalifications of General Contractors and is eligible to bid as a Class C General contractor.

Robe Construction, Inc
GENERAL CONTRACTORS

General Contractor: Robe Construction, Inc.

84.7% of all laborer hours logged on this project were worked by minority laborers

31.4% MBE participation

7% WBE participation

chicago public schools: richard edwards dual language fine & performing arts ib school renovation

4815 South Karlov Avenue
Ward 14: Alderman Ed Burke
Community Area: Archer Heights



The PBC completed target renovations on the first and second floor of Edwards school, updating the legacy building to match the three-story, 50,000-square-foot annex built by the PBC in 2016. These renovations included a new roof, exterior repairs and upgrades to the mechanical, electrical and plumbing systems.



Construction Manager: Berglund Construction

70.5% of all journeyworker hours logged on this project were worked by minority journeyworkers

81% of all apprentice hours logged on this project were worked by minority apprentices

93.1% of all laborer hours logged on this project were worked by minority laborers

project partner spotlight: stl architects, inc.

STL Architects responded to the PBC's Request for Letters of Interest and Qualifications seeking firms interested in providing Architectural Services to our agency. Firms were asked to demonstrate experience within their core disciplines and to establish the breadth and depth of their practice by submitting a portfolio of uniquely challenging projects. STL has proven to be an excellent match for an assortment of projects developed by the PBC and are a part of our LIQ database.

"For over 15 years, STL Architects has partnered with the Public Building Commission to produce numerous outstanding projects including senior centers, public schools and fieldhouses. As a top design firm in Chicago, we enjoyed working with the PBC on this project."

- Luis Collado, Principal at STL Architects

Founded in 1996, STL is a Minority Business Enterprise and has designed more than 200 projects for both public and private clients.

STLARCHITECTS

884 workers earned more than \$9.3M in wages and benefits

42.73% MBE participation

6.21% WBE participation

121 community hires

chicago public library: thomas hughes children's library renovation at harold washington library center

400 South State Street
Ward 4: Alderman Sophia King
Community Area: Loop

CHICAGO
PUBLIC
LIBRARY

The redesigned Thomas Hughes Children's library at Harold Washington Library Center now boasts bright welcoming colors, seating nooks built into bookshelves, plush lounge seating blocks and an active play area with 3-D printers, green screen, exhibit areas, puppet shows and sing-alongs. This PBC project included the demolition and interior build-out of approximately 25,000 square feet of library space as well as technology upgrades. The project also featured the installation of a blend of new and existing furniture.

The new children's area is part of a master plan for CPL to help children grow from spectators to active participants in learning while creating myriad possibilities for imaginative growth.



General Contractor: Path Construction Company

67 people worked on this project, including 5 community residents

91% of all apprentice hours logged on this project were worked by minority apprentices

30.2% of all apprentice hours logged on this project were worked by female apprentices

project partner spotlight: path construction company

Creating a space for children's imaginations and minds to grow served as the union of PBC and Path Construction for this exciting venture. Path performed as the prime on the project after responding to PBC's RFQ for Project-Specific Prequalifications of General Contractors. Path Construction's ability to meet the specifications and detailed demands of projects showcases their deep knowledge of all elements of construction, from ground-up builds to renovations.

"We are excited to be eligible to bid as a Class A General Contractor and look forward to future PBC projects!"

- Ric Krause, President of Path Construction





metropolitan water reclamation district: 2016/2017 energy conservation project & 125th street pumping station

The PBC began planning, designing and constructing a large-scale energy retrofit program for MWRD. The scope includes reviewing possibilities of energy savings at six waste water treatment facilities throughout the City and Cook County. In 2017, the retrofit was completed at three locations – 125th Street Pumping Station and Calumet and Stickney Water Reclamation Plants.

At 125th Street Pumping Station, the existing boilers were beyond their expected service life and in need of replacement. The PBC replaced the old 100-HP steam boilers with new high-efficiency fire-tube steam boilers. The new boilers have been resized to better match the heating load of the building, with improved turn-down capability for more efficient low-load operation.

The retrofit projects at Calumet and Stickney included the replacement of 20,000 obsolete fixtures with LED lighting, steam blanket insulation installation, and HVAC and control upgrades.

The entire program covers more than five million square feet of space and is guaranteed to reduce annual utility consumption by **\$1.4M** or an estimated **18%** annually.

The 2016/2017 Energy Conservation Project achieved:

27.1% MBE participation

12.9% WBE participation

12.9% SBE participation



city of chicago: office of emergency management & communications

In 2017, the PBC served as the unifying agency for the design and installation of security camera systems for the City of Chicago, Cook County and our Sister Agencies.

The PBC worked with each client to ensure the camera systems are designed and installed within a standard, unified methodology so each system will communicate with the security camera networks of the OEMC and DHSEM.

2017 Highlights include:

- 98 new cameras installed in various public locations
- 324 cameras installed in Chicago Police Department lock-up areas
- 126 Chicago Police Department street cameras installed
- License Plate Recognition in 18 patrol cars
- More than 2,500 cameras received preventative maintenance

LEED certification

Due in large part to the PBC's commitment to green buildings, the City of Chicago leads the nation in municipally owned LEED-certified municipal buildings with 116 facilities, 83 of which were developed by the PBC.

2017

At the close of 2017, PBC has achieved LEED certification on the following facilities:

- ▶ 42 public schools
- ▶ 15 branch libraries
- ▶ 8 park facilities
- ▶ 6 firehouses
- ▶ 4 police stations
- ▶ 8 other municipal buildings, including the Daley Center



**7 PBC projects
achieved LEED
certification in 2017:**

**Richard J. Daley Center
LEED Gold**



**Richardson Middle School
LEED Gold**



**Edwards Elementary School
Annex
LEED Silver**



**Canty Elementary School Annex
LEED Silver**



**Jamieson Elementary School
Annex
LEED Silver**



**Payton College Prep Annex
LEED Silver**



**Southeast Area Elementary
School
LEED Silver**

connecting to the environment

Harvest Metrics:



1,989,800

gallons of potable
water saved



94.6%

percentage of waste
diverted from landfills
(8,244 tons)



78

shade trees planted
to date on new
construction sites



\$74,941

energy savings
in PBC projects
citywide



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 Chicago's impressive record of sustainable municipal facilities. As a developer of public facilities, the PBC has a unique and comprehensive approach to environmental stewardship and sustainable development is integrated into every project the agency manages.

The true measure of success of the PBC's sustainability policies is found in how our work impacts our environment. In 2017, we reported the below outcomes.



\$13,494,543

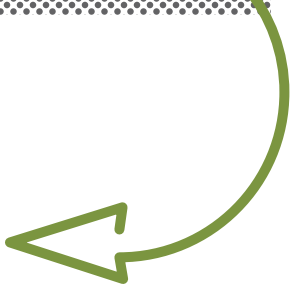
of regional materials (extracted, processed & manufactured within 500 miles) used



\$7,450,528

of recycled materials used

2017



worth mentioning

PBC projects won prestigious awards from design professionals, community associations and the construction industry.



2017 Awards

Construction Industry Service Corporation

Project of the Year: New Construction Below \$20M

Chinatown Branch Library

Chicago Neighborhood Development Awards

**Second Place: The Richard H. Driehaus Foundation
Award for Architectural Excellence in Community Design**

Chinatown Branch Library

Construction Management Association of America

Project Achievement Award

Chinatown Branch Library

Chicago Building Congress

**2017 Merit Award – New
Construction Under \$55M**

Walter Payton College

Preparatory High School Annex

**Association of Licensed
Architects**

Merit Award: Institutional

Robert J. Richardson Middle
School

**American Institute of Architects,
Chicago Chapter**

**2017 Distinguished Building
Award – Citation of Merit**

Chinatown Branch Library

**American Institute of Architects,
Chicago Chapter**

**2017 Interior Architecture Award
– Citation of Merit**

Chinatown Branch Library

**American Institute of Architects,
Illinois Chapter**

Louis Sullivan Award

Chinatown Branch Library



connecting to the future

As the PBC celebrates the success of 2017 and the positive impact this work has had on our communities, we look ahead to work underway in 2018.





south loop elementary

connecting to the

planning

fosco
park
renovation



hamilton
park
renovation



palmer
park
renovation



design

archer
park
renovation



austin
town hall
renovation



columbus
park
renovation



douglas
park
renovation



harrison
park
renovation



la follette
park
renovation



lincoln park
cultural
center
renovation



mckinley
park
renovation



robichaux
park
renovation



columbia
explorers
academy
modular



read
dunning
school



DESIGN-BUILD PROJECT

south side
high school



DESIGN-BUILD PROJECT

daley
college eamc



future: a look ahead

construction

williams
park
fieldhouse



whitney young
branch library
addition &
renovation



byrne
elementary
school
annex



dore
elementary
school



ebinger
elementary
school
annex



esmond
elementary
school
annex



lake view
high school
renovation



lincoln park
high school
renovation



mt. greenwood
elementary
school
annex II



prussing
elementary
school
annex



sheridan
math & science
academy
annex



skinner west
elementary
school
annex



south loop
elementary
school



zapata
elementary
academy
annex



77th street
bus garage
& high-speed
doors



kedzie avenue
bus garage
& high-speed
doors



pbcc current projects

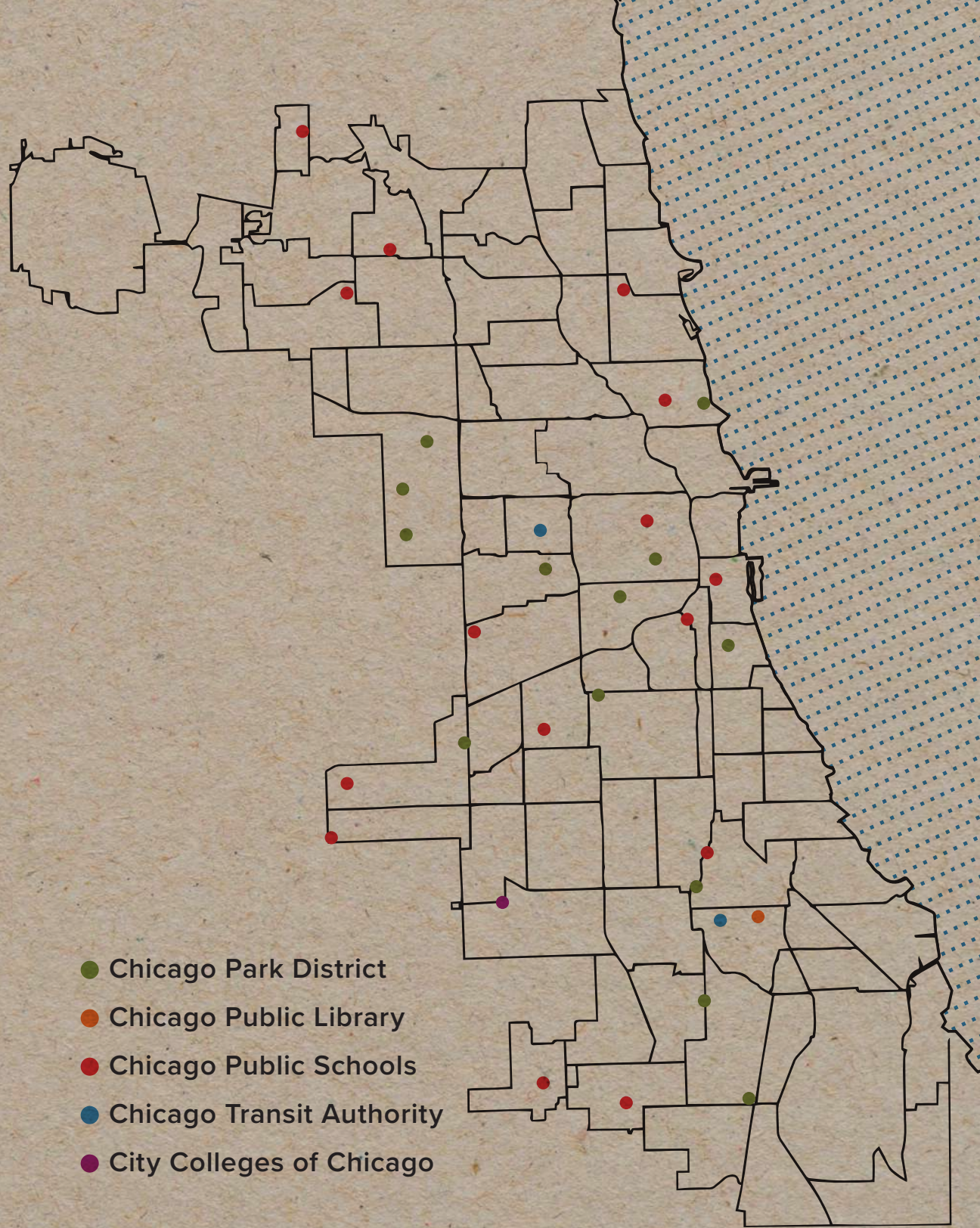
Archer Park Renovation
Austin Town Hall Renovation
Columbus Park Renovation
Douglas Park Renovation
Fosco Park Renovation
Hamilton Park Renovation
Harrison Park Renovation
La Follette Park Renovation
Lincoln Park Cultural Center Renovation
McKinley Park Renovation
Palmer Park Renovation
Robichaux Park Renovation
Williams Park Fieldhouse

Whitney Young Branch Library Addition &
Renovation

Byrne Elementary School Annex
Dore Elementary School
Columbia Explorers Academy Modular
Ebinger Elementary School Annex
Esmond Elementary School Annex
Lake View High School Renovation
Lincoln Park High School Renovation
Mt. Greenwood Elementary School Annex II
Prussing Elementary School Annex
Read Dunning School
Sheridan Math & Science Academy Annex
Skinner West Elementary School Annex
South Loop Elementary School
South Side High School
Zapata Elementary Academy Annex

77th Street Bus Garage
& High-Speed Doors
Kedzie Avenue Bus Garage
& High-Speed Doors

Daley College Engineering & Advanced
Manufacturing Center



- Chicago Park District
- Chicago Public Library
- Chicago Public Schools
- Chicago Transit Authority
- City Colleges of Chicago

public building commission



richard j. daley center
50 west washington street
room 200
chicago, illinois 60602
pbcchicago.com

