



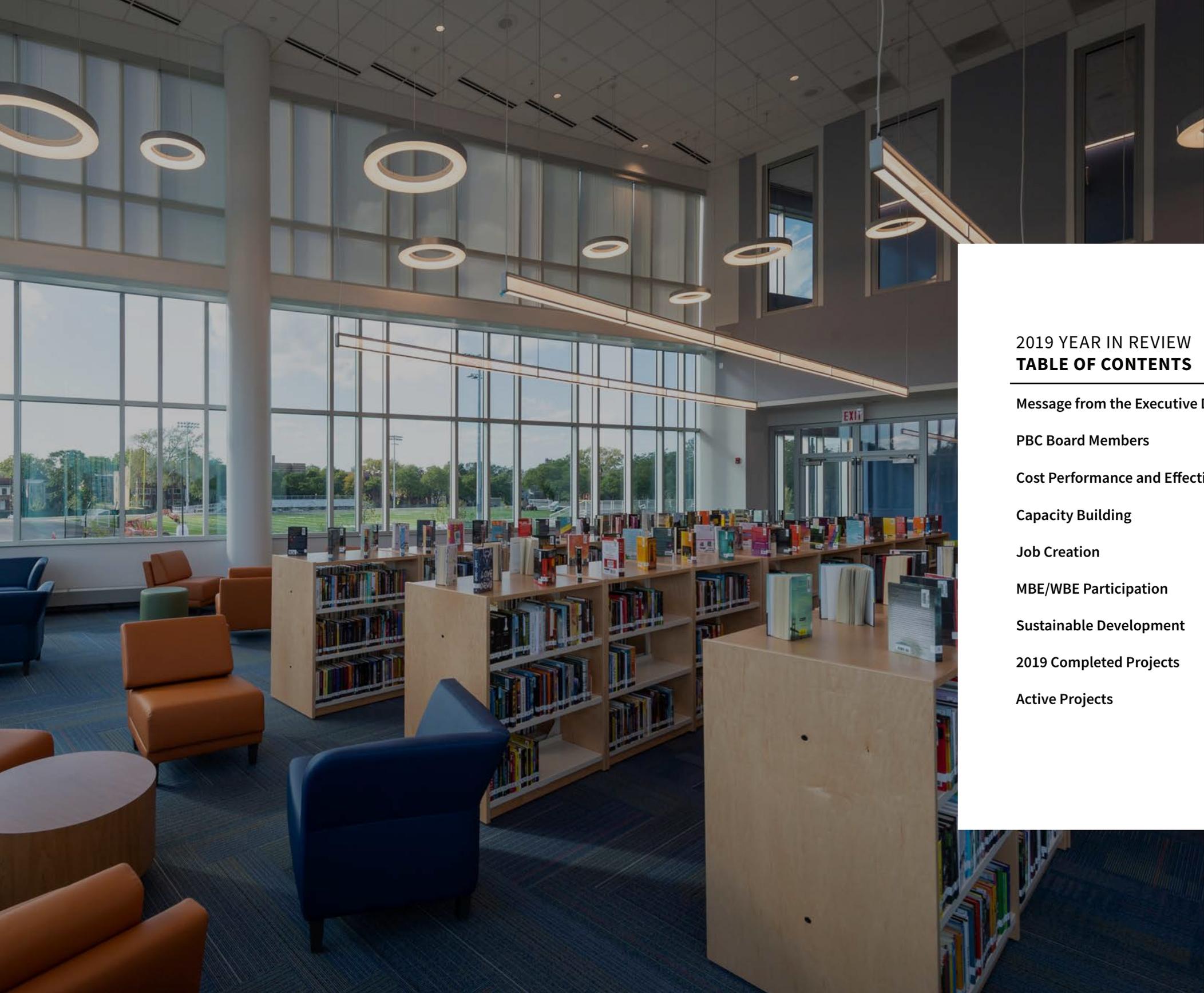
PUBLIC BUILDING COMMISSION OF CHICAGO

Year in Review

2019



**PUBLIC BUILDING
COMMISSION** of Chicago



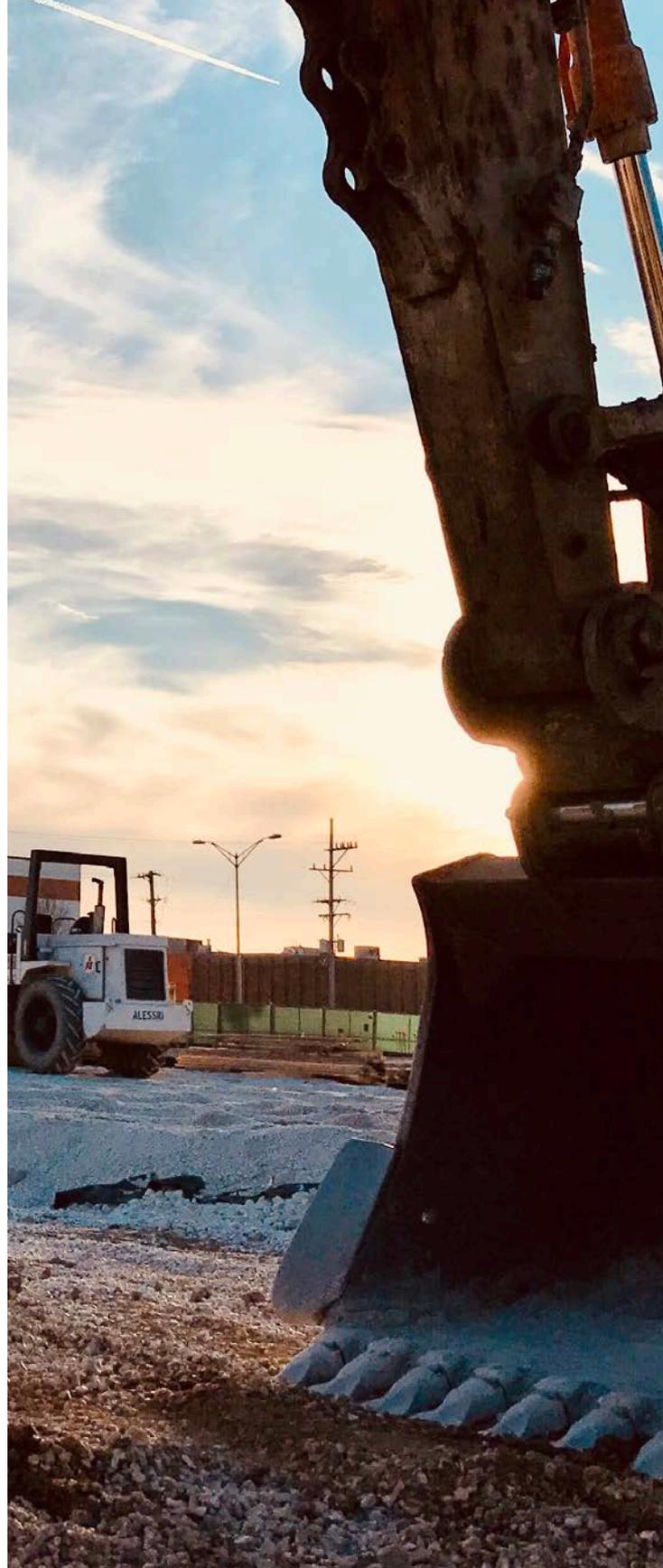
2019 YEAR IN REVIEW TABLE OF CONTENTS

Message from the Executive Director	02
PBC Board Members	04
Cost Performance and Effectiveness	06
Capacity Building	10
Job Creation	11
MBE/WBE Participation	12
Sustainable Development	14
2019 Completed Projects	16
Active Projects	42

Public buildings such as libraries, field houses, schools, police and fire stations, are important touchpoints for the communities they serve. In many respects, they contribute to the quality of life for individuals and groups in the community, but equally as important these public facilities provide convenient and efficient services, a sense of identity, and define the visual character of the City.

Since 1956, the Public Building Commission of Chicago (PBC) has delivered public facilities that represent sound investments of tax dollars and meets the needs of the citizens who will use them.

Driven by high-quality, cost-effective design and construction services, in 2019, the PBC successfully constructed or renovated 17 public facilities ranging from school buildings that provide students with cutting-edge facilities to learn and succeed to a Manufacturing Technology and Engineering Center of the future. In addition, the PBC created strong durable structures to store valuable city resources and completed projects under the umbrella of the Chicago Park District's Save Chicago's Treasures initiative. While the scope of each project varied, each project aimed to enhance the quality of life of Chicago residents by providing



safe, inviting facilities that prioritize the needs of citizens.

We are pleased to report that from the 17 completed projects in 2019 over 6,000 people earned more than \$66M. In addition, Minority Business Enterprises and Women Business Enterprises earned more than \$251M on 2019 PBC projects.

We are equally proud to state that we successfully continue to improve on our various delivery methods and we have utilized our quarterly newsletter to keep more than 8,000 individuals and organizations informed about current activities and opportunities.

As the PBC marks the close of another successful year, we are pleased to know that we are moving in the right direction and will continue our track record of delivering valuable public amenities in a way that illustrates excellent stewardship of the public funds.

It is with great pride that we present our 2019 efforts in this Year in Review.

Sincerely

Carina E. Sánchez
PBC Executive Director

PBC BOARD OF COMMISSIONERS

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 Lori E. Lightfoot serves as Chairman of the Board of Commissioners. Of the current Commissioners, one each is appointed by the Chicago Board of Education, the Chicago Park District, the Cook County Board of Commissioners, the Forest Preserve District 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 Lori E. Lightfoot
Chairman



Olga Camargo
City of Chicago



Arnold Randall
Cook County Forest Preserves



James F. Ellis, Jr.
City of Chicago



Samuel Wm. Sax
City of Chicago



Avis LaVelle
Chicago Park District



Lucino Sotelo
Board of Education



José G. Maldonado, Jr.
City of Chicago



Mariyana T. Spyropoulos
Metropolitan Water Reclamation District



Toni Preckwinkle
Cook County



Rev. David Todd Whittley
City of Chicago

COST PERFORMANCE AND EFFECTIVENESS

To effectively utilize scarce tax dollars, the PBC must execute strategies that keep operation performing at high levels. In addition to implementing a new construction project management software (e-Builder) that supports collaboration and provide visibility for all stakeholders, the PBC continues to institute performance management techniques that maximizes output.

In addition, the PBC measures the financial effectiveness and efficiency of each project undertaken.



The **17 projects** completed by the PBC in **2019** represent **\$307 million** in investment across the city. At year's end, the actual cost for these projects is trending on budget, including a limited number of scope changes and discovered conditions.

OUTREACH AND ENGAGEMENT

Outreach and public engagement are integral part of PBC's strategy. We are committed to being a good neighbor and help build safe and sustainable public facilities. The PBC believes that effective communication with stakeholders allows our organization to notice, inform and include the public while using the feedback received to develop stronger relationships with the community and build better public facilities.



University of Chicago Students visit the PBC



Chinese Delegation Tour Englewood STEM H.S.

In 2019 the PBC:

- Created and distributed a quarterly external newsletter – Constructive News You Can Use. The publication is electronically distributed to clients, elected officials and stakeholders, alerting them to PBC's current and upcoming activities/opportunities.
- Participated in more than 20 pre-submission conferences and contractor workshops to offer in-depth information on what potential contractors should expect through the bidding, contracting and reporting process.
- Attended professional service and general contracting membership meetings, including but not limited to Hispanic American Construction Industry Association, National Association of Women in Construction, Construction Management Association of America and Construction Owners Association of America, to deliver presentations on upcoming projects and reinforce PBC's commitment to directly affecting capacity building with minority business enterprise and women business enterprise firms.

CAPACITY BUILDING

The PBC continues to provide favorable circumstances where small businesses, Minority Business Enterprise and Women Business Enterprise (MBE/WBE) and their leaders can gain valuable work experience that can make them more effective and sustainable.

Through business outreach events, networking sessions, assist agencies, etc., the PBC offers individuals the opportunity to learn about the submittal process and future PBC projects prior to prequalification and bid events. This effort provides general/prime contractors, subcontractors or joint venture partners an opportunity to meet while promoting business opportunities. In addition, it ensures that the talent pool for all those who complete the actual design and construction of PBC projects reflect the diversity in the contracting and professional service industry.



PBC Pre Submission Conference

JOB CREATION

The PBC focuses on economic sustainability in project and program development. The PBC established city residency and community hiring requirements for each construction project. This means 50% of the total hours worked on a project must come from City of Chicago residents.

For the two 2019 design-build projects, the PBC assisted the teams in hosting eight outreach events working closely with elected officials, stakeholders and community partners to raise awareness of the community hiring sessions. The PBC also meets on a regular basis with assist agencies, sister agencies and community groups to explore opportunities for increasing participation on projects.

6,064 people have earned more than **\$66,716,950** working on PBC projects completed in **2019.**

MINORITY AND WOMEN BUSINESS ENTERPRISE PARTICIPATION

PBC contracts include goals and requirements intended to promote a diverse local workforce and business participation on projects. These provisions encourage competitive business opportunities for MBE/WBE in its delivery of construction and professional services while supporting the use of minority and female journeyworkers, apprentices and laborers.

Projects completed in 2019 total **\$251,914,874** as paid to date. These projects have achieved **32.02%** or **\$80,675,433** MBE participation and **9.34%** or **\$23,531,740** WBE participation.



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 not limited to financial services, information technology, insurance broker services, legal services, office management, payroll, staffing and property management.

At year's end, more than **\$11,926,641 million** paid to date on professional administrative services contract, a combined total of **48.10%** MBE/WBE participation was achieved in **2019**. MBE participation was comprised of **35.43%** or **\$4,225,881** million and WBE participation was comprised of **12.67%** or **\$1,511,022**.

SUSTAINABLE DEVELOPMENT

The PBC integrates many sustainable strategies into each project that we develop. These strategies help to reduce the amount of energy used, they conserve our water, they connect use with transportation alternatives, they provide great outdoors and public spaces and they utilize regional and recycled materials.

Due in large part to the PBC's commitment to green buildings, the City of Chicago is a national leader in **LEED**-certified municipal buildings with **88** of which were developed by the PBC. The volume of public buildings certified under **LEED** standards is a strong indication of the commitment to sustainable design embraced by the City of Chicago.

PBC Projects achieved LEED Gold certification in **2019** on the following:

Skinner West Elementary School

Whitney Young Library Expansion

At the close of **2019**, the PBC achieved LEED certification on the following facilities:

43 public schools

18 branch libraries

8 park facilities

6 fire houses

4 police stations

8 other municipal buildings, including the Daley Center

COMPLETED PROJECTS

2019

In 2019, the PBC remained true to our vision of developing projects that inspire and support the goals of those who live, work and visit Chicago.

Our projects helped to create jobs and have revitalized and reshaped our communities, benefitting all of us.

On behalf of our clients, the PBC is proud to present the work we completed in 2019.

CHICAGO PARK DISTRICT

In 2019, the PBC assisted the Chicago Park District (CPD) in its efforts to deliver meaningful resources and services that will carry Chicago's parks into the future. The PBC completed eight rehabilitation and renovation projects under the umbrella of the Chicago Park District's Save Chicago's Treasures initiative and constructed a new single story 10,000 square foot fieldhouse and community center at Williams Park, 2820 S. State Street. The completed projects were part of a \$30M facility improvement program approved by the PBC Board in January 2017.



ARCHER PARK FACILITY REHABILITATION

ADDRESS: 4901 S. KILBOURN AVE

WARD 14: ARCHER HEIGHTS

ARCHITECT: BAILEY EDWARD DESIGN (WBE)

GENERAL CONTRACTOR: FH PASCHEN

APPROVED PBC PROJECT BUDGET: \$993,159

PROJECT DESCRIPTION: ROOF REPLACEMENT

NEW GUTTERS AND SOFFITS

EXTERIOR REPAIRS

CHICAGO PARK DISTRICT



AUSTIN HALL REHABILITATION

ADDRESS: 5610 W. LAKE STREET

WARD 29: AUSTIN

ARCHITECT: BAILEY EDWARD DESIGN (WBE)

GENERAL CONTRACTOR: BLINDERMAN

APPROVED PBC PROJECT BUDGET: \$1,365,361

PROJECT DESCRIPTION: EXTERIOR REPAIRS
MOISTURE MITIGATION
ADA UPGRADES



COLUMBUS PARK REHABILITATION

ADDRESS: 500 S. CENTRAL AVE

WARD 29: AUSTIN

ARCHITECT: BAILEY EDWARD DESIGN (WBE)

GENERAL CONTRACTOR: BLINDERMAN

APPROVED PBC PROJECT BUDGET: \$1,787,312

PROJECT DESCRIPTION: ATHLETIC BUILDING REHABILITATION
FIELDHOUSE REHABILITATION
REFLECTORY REHABILITATION

CHICAGO PARK DISTRICT



HARRISON PARK FACILITY REHABILITATION

ADDRESS: 1824 S. WOOD STREET

WARD 25: NEAR WEST SIDE

ARCHITECT: BAILEY EDWARD DESIGN (WBE)

GENERAL CONTRACTOR: FH PASCHEN

APPROVED PBC PROJECT BUDGET: \$2,919,149

PROJECT DESCRIPTION: ROOF REMOVAL AND REPLACEMENT
FACILITY REHABILITATION



LA FOLLETTE PARK FACILITY REHABILITATION

ADDRESS: 1333 N. LARAMIE AVE

WARD 37: AUSTIN

ARCHITECT: BAILEY EDWARD DESIGN (WBE)

GENERAL CONTRACTOR: BLINDERMAN

APPROVED PBC PROJECT BUDGET: \$1,968,132

PROJECT DESCRIPTION: MASONRY RESTORATION
EXTERIOR STONE REPOINTING
ROOF REPLACEMENTS AND REPAIRS
INTERIOR RENOVATIONS

CHICAGO PARK DISTRICT



LINCOLN PARK CULTURAL CENTER REHABILITATION

ADDRESS: 2045 N. LINCOLN PARK WEST

WARD 43: LINCOLN PARK

ARCHITECT: BAILEY EDWARD DESIGN (WBE)

GENERAL CONTRACTOR: BLINDERMAN

APPROVED PBC PROJECT BUDGET: \$1,754,420

PROJECT DESCRIPTION: ROOF REPLACEMENT AND REPAIR
STONE MASONRY REPOINTING
VARIOUS INTERIOR REPAIR



McKINLEY PARK FACILITY REHABILITATION

ADDRESS: 2210 W. PERSHING ROAD

WARD 12: MCKINLEY PARK

ARCHITECT: MODE ARCHITECTS (MBE)

GENERAL CONTRACTOR: FH PASCHEN

APPROVED PBC PROJECT BUDGET: \$823,430

PROJECT DESCRIPTION: WINDOW AND INTERIOR RESTORATION
EXTERIOR BUILDING CONCRETE REPAIR
EXTERIOR AND INTERIOR PAINTING

CHICAGO PARK DISTRICT



ROBICHAUX PARK FACILITY REHABILITATION

ADDRESS: 9247 S. EGGLESTON AVE

WARD 21: WASHINGTON HEIGHTS

ARCHITECT: BAILEY EDWARD DESIGN (WBE)

GENERAL CONTRACTOR: FH PASCHEN

APPROVED PBC PROJECT BUDGET: \$1,057,223

PROJECT DESCRIPTION: FIELDHOUSE REHABILITATION
ROOF REPLACEMENTS AND REPAIRS
ADA UPGRADES



WILLIAMS PARK FIELDHOUSE

ADDRESS: 2820 S. STATE STREET

WARD 3: DOUGLAS

ARCHITECT: STL ARCHITECTS (MBE) (APPT BY CPD)

GENERAL CONTRACTOR: BURLING BUILDERS

APPROVED PBC PROJECT BUDGET: \$8,768,615

PROJECT DESCRIPTION: GYMNASIUM WITH STORAGE
TWO MULTIPURPOSE ROOMS
EXTERIOR SITE IMPROVEMENTS

CHICAGO PUBLIC SCHOOLS

The world of education is ever changing but the need for modern cutting edge facilities where students can network, study or learn is constant.

Six school projects were completed by the PBC in 2019 including the construction of two high schools, an elementary school, an elementary annex and two elementary school renovations. These beautiful schools afford students across the city the opportunity for a first-rate educational experience in facilities that are structured to enhance the learning experience.

CHICAGO PUBLIC SCHOOLS



DORE ELEMENTARY Pre-K EXPANSION

ADDRESS: 6108 S. NATOMA AVE

WARD 13: CLEARING

ARCHITECT: FORMA ARCHITECTURE (MBE)

JOC CONTRACTOR: UJAMAA CONSTRUCTION (MBE)

APPROVED PBC PROJECT BUDGET: \$3,727,746

PROJECT DESCRIPTION: PRE-K EXPANSION
PARENT AND CONFERENCE ROOMS
OFFICES AND STORAGE



ENGLEWOOD STEM HIGH SCHOOL

ADDRESS: 6835 S. NORMAL BLVD.

WARD 6: ENGLEWOOD

DESIGN BUILD TEAM: UJAMAA (MBE)/POWER II JOINT VENTURE

APPROVED PBC PROJECT BUDGET: \$82,500,000

PROJECT DESCRIPTION: THREE-STORY FACILITY
LEARNING CLASSROOMS
TWO-POSITION GYMNASIUM WITH STAGE
ADMINISTRATIVE CENTER & BUSINESS OFFICE

CHICAGO PUBLIC SCHOOLS



LAKE VIEW HIGH SCHOOL RENOVATION

ADDRESS: 4015 N. ASHLAND AVE.

WARD 47: LAKE VIEW

ARCHITECT: CORDOGAN, CLARK & ASSOCIATES(BUILDING),

DAVID MASON+ASSOCIATES (MBE)(SITE)

GENERAL CONTRACTOR: BLINDERMAN/ALL JV (MBE)

APPROVED PBC PROJECT BUDGET: \$22,786,650

PROJECT DESCRIPTION: EXTERIOR RENOVATIONS

INTERIOR RENOVATIONS

SITE IMPROVEMENT



SKINNER WEST ELEMENTARY SCHOOL ANNEX

ADDRESS: 1260 W. ADAMS STREET

WARD 27: NEAR WEST SIDE

ARCHITECT: SWWB (APPT BY CPS)

GENERAL CONTRACTOR: FH PASCHEN

APPROVED PBC PROJECT BUDGET: \$14,953,600

PROJECT DESCRIPTION: 4-STORY 36,000 SF ANNEX

SITE IMPROVEMENTS

RENOVATIONS TO THE EXISTING BUILDING

CHICAGO PUBLIC SCHOOLS



SOUTH LOOP ELEMENTARY SCHOOL

ADDRESS: 1601 S. DEARBORN STREET

WARD 3: NEAR SOUTH SIDE

ARCHITECT: SMNG A (APPT BY CPS)

GENERAL CONTRACTOR: MADISON CONSTRUCTION

APPROVED PBC PROJECT BUDGET: \$40,955,850

PROJECT DESCRIPTION: 4-STORY 120,000 SF ELEMENTARY SCHOOL

2-POSITION GYM WITH STAGE

ADMINISTRATIVE CENTER

STUDENT SERVICES SUITE

SITE IMPROVEMENTS



TAFT FRESHMAN ACADEMY (REED DUNNING SCHOOL)

ADDRESS: 4071 N. OAK PARK AVE.

WARD 38: DUNNING

ARCHITECT: STL ARCHITECTS (MBE)

GENERAL CONTRACTOR: K.R. MILLER

APPROVED PBC PROJECT BUDGET: \$71,000,000

PROJECT DESCRIPTION: 135,000 SF 3-STORY SCHOOL

SINGLE STORY ATHLETIC WING

GYMNASIUM

SITE IMPROVEMENTS

MULTI-USE ATHLETIC FIELD WITH TRACK

CITY COLLEGES OF CHICAGO

Daley College's new 57,000-square-foot, state-of-the-art Manufacturing Technology & Engineering Center (MTEC) is the paradigm for students working towards a relevant education in the engineering and advanced manufacturing fields during the next decade.

MTEC is connected to the existing facility via a pedestrian bridge with spaces for students to network, study, or lounge. The new center has increased Daley College's manufacturing space by 150%, enabling City Colleges of Chicago to serve 1,000 manufacturing students per year.



RICHARD J. DALEY COLLEGE MTEC

ADDRESS: 4101 W. 76TH STREET

WARD 18: WEST LAWN

DESIGN BUILD TEAM: OLD VETERAN CONSTRUCTION (MBE), JGMA (MBE),
AND CANNON DESIGN

APPROVED PBC PROJECT BUDGET: \$46,134,429

PROJECT DESCRIPTION: STATE-OF-THE-ART 50,000 SF CENTER
HIGH-BAY INSTRUCTIONAL SPACE
LAB AND SUPPORT SPACE
REPLACEMENT OF PEDESTRIAN BRIDGE

CITY OF CHICAGO

The construction of the Salt Storage Structure is a part of a new chapter being written in the Dunning community. The project included the development of a new salt dome storage structure and associated site work at the existing site storage site. Now, the efficient and cost-effective dome protects Chicago's northwest side road salt and sand investment.



REED DUNNING SALT STORAGE STRUCTURE

ADDRESS: 4121 N. OAK PARK AVE.

WARD 38: DUNNING

ARCHITECT: STL ARCHITECTS (MBE)

JOC CONTRACTOR: FH PASCHEN

APPROVED PBC PROJECT BUDGET: \$4,229,614

PROJECT DESCRIPTION: FABRICATION AND INSTALLATION OF AN
INFLATABLE SALT STORAGE DOME
ASSOCIATED SITE DEVELOPMENT



Englewood STEM High School



Taft Freshman Academy (Reed Dunning School)
Photo by: STL



Lake View High School



South Loop Elementary School



Richard J. Daley College MTEC

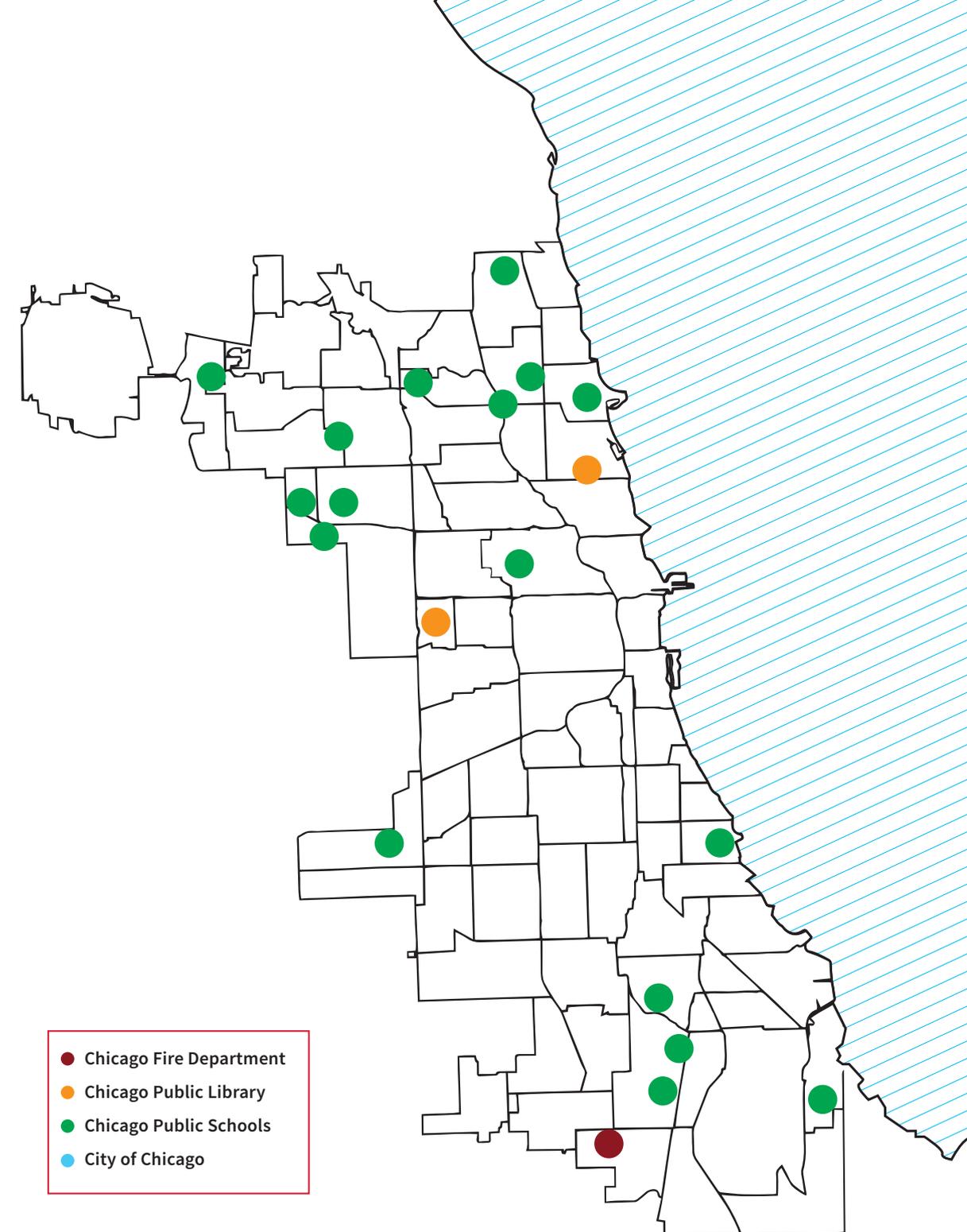


Williams Park Fieldhouse

2020 ACTIVE PROJECTS

In 2020, the PBC is looking forward to new and exciting capital improvement projects. All of the project that we undertake or complete in 2020 will represent examples of PBC's commitment to provide great public buildings and public spaces that foster sustainability within all of Chicago's communities.

- **ENGINE COMPANY 115**
- **BROOKS COLLEGE PREP ACADEMY TURF FIELD / ATHLETIC AMENITIES**
- **CORLISS HIGH SCHOOL RENOVATIONS**
- **DECATUR CLASSICAL ELEMENTARY SCHOOL ANNEX**
- **DIRKSEN ELEMENTARY SCHOOL ANNEX**
- **JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL**
- **KENWOOD ACADEMY RENOVATION**
- **LOCKE ELEMENTARY SCHOOL RENOVATIONS**
- **LOVETT ELEMENTARY SCHOOL RENOVATIONS**
- **MCCUTCHEON ELEMENTARY SCHOOL ANNEX & RENOVATIONS**
- **MCDADE CLASSICAL ELEMENTARY SCHOOL ANNEX**
- **NEW BELMONT CRAGIN REPLACEMENT SCHOOL**
- **PALMER ELEMENTARY SCHOOL ANNEX**
- **POE ELEMENTARY CLASSICAL SCHOOL ANNEX & RENOVATIONS**
- **PROSSER CAREER ACADEMY RENOVATION**
- **RICKOVER HIGH SCHOOL RENOVATIONS**
- **ROGERS ELEMENTARY SCHOOL ANNEX**
- **WASHINGTON HIGH SCHOOL RENOVATIONS**
- **WATERS ELEMENTARY SCHOOL ANNEX**
- **SALT DOME REPLACEMENT FACILITY (GRAND AVE)**
- **LEGLER REGIONAL LIBRARY RENOVATIONS**
- **MERLO BRANCH LIBRARY RENOVATION & MODERNIZATION**
- **ENERGY CONSERVATIONS PROGRAM (MULTIPLE LOCATIONS)**



THE PUBLIC BUILDING COMMISSION
RICHARD J. DALEY CENTER
50 WEST WASHINGTON STREET
ROOM 200
CHICAGO, ILLINOIS 60602
PBCCHICAGO.COM



GRM