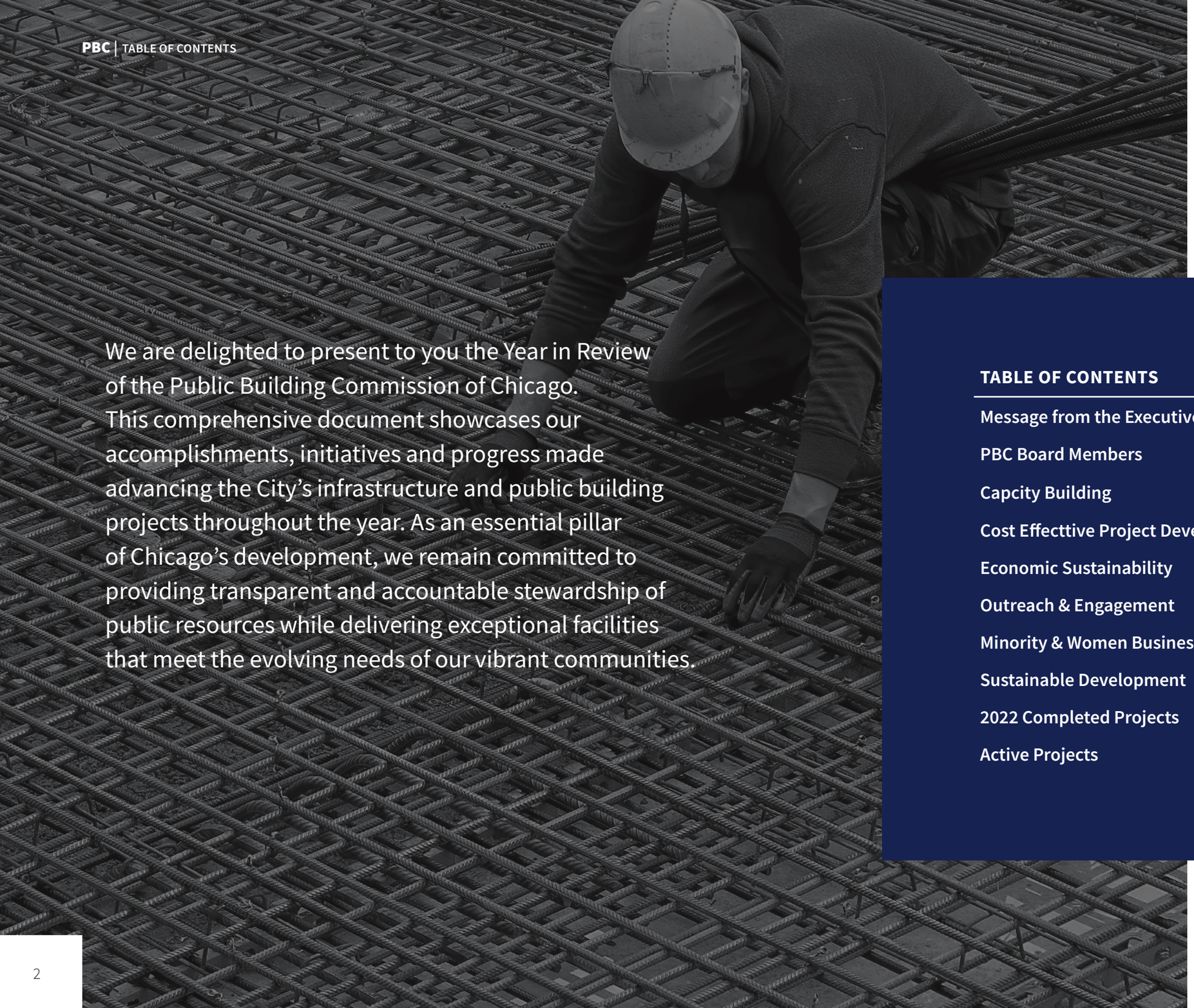
year in review

PUBLIC BUILDING COMMISSION of Chicago



We are delighted to present to you the Year in Review of the Public Building Commission of Chicago. This comprehensive document showcases our accomplishments, initiatives and progress made advancing the City's infrastructure and public building projects throughout the year. As an essential pillar of Chicago's development, we remain committed to providing transparent and accountable stewardship of public resources while delivering exceptional facilities that meet the evolving needs of our vibrant communities.

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A Message From The Executive Director

As the Public Building Commission of Chicago (PBC) marks the close of 2022, I am pleased to provide our Year-End Report. This document outlines our initiatives and performance metrics on 2022 completed projects. This report also demonstrates how the PBC has built neighborhood anchors that help to make all communities better and safer places to live.

In 2022, on behalf of the Chicago Public Schools, the PBC successfully constructed the new 90,000 square foot Belmont-Cragin Elementary School. The new replacement school is located within the footprint of Chicago Park District's Riis Park and has a gymnasium facility linked to the existing National Register of Historic Places - Fieldhouse. In addition, the PBC was responsible for the design, selective interior renovations, and the creation of a new, two-story 21,000-square foot athletic annex facility for Wendell Phillips Academy High School. The new annex houses a new gymnasium/multipurpose space with a Sports Hall of Fame, to honor former and current athletes, further solidifying the school as a neighborhood anchor.

While the new and upgraded facilities we developed with our clients offer long-term benefits to our neighborhoods, our projects have also had a broader impact on the communities we serve. Many of those people are residents of the community areas where the projects were built, creating meaningful economic opportunities for the community areas in which the projects are developed.

Furthermore, in 2022, the PBC enhanced our partnership with two assist agencies - HIRE360 and the Chicago Cook Workforce Partnership - to spur minority and women job seeker participation in PBC's construction or renovation projects. In addition, the PBC hosted ten community hiring intake sessions where all interested and qualified candidates applied for hiring opportunities on active as well as upcoming PBC projects.

In 2023 we expect to continue our track record of delivering valuable public amenities in a way that illustrates excellent stewardship of public funds while giving every Chicagoan an opportunity to enjoy these facilities and the services they provide.

It is with great pride that we present our effort in this Year-End Report, and we look forward to continuing to provide remarkable public facilities that help build and strengthen Chicago's communities.

Sincerely,

Carina E. Sánchez
Executive Director | PBC

PBC Board of Commissioners

The Public Building Commission of Chicago's Board of Commissioners is a fiduciary group of individuals who steers the Public Building Commission of Chicago (PBC) towards a sustainable future. The Board of Commissioners continues to adopt sound, ethical and legal governance and financial management policies that illustrates excellent stewardship of public funds.

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

José G. Maldonado, Jr.
City of Chicago

Joyce Chapman
Board of Education

Toni Preckwinkle
Cook County

Kimberly Neely DuBuclet
Metropolitan Water Reclamation District of Greater Chicago

Arnold Randall
Forest Preserves of Cook County

James F. Ellis, Jr.
City of Chicago

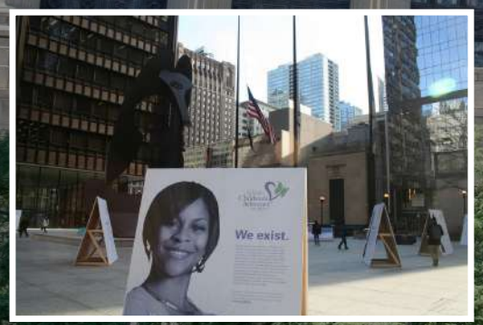
Samuel Wm. Sax
City of Chicago

Myetie Hamilton
Chicago Park Distract

Rev. David Todd Whittley
City of Chicago

Capacity Building

As the premier civic center, and one of Chicago's architectural highlights, the Richard J. Daley Center's Plaza can now be rented for private events such as weddings, festivals and corporate events. The PBC's Board of Commissioners approved a resolution that authorizes the expanded serviceability of the Richard J. Daley Center and Plaza to allow private and commercial events and activities. Even during a worldwide pandemic, the venue provides a truly unique and beautiful backdrop for an event in addition to creating a revenue stream that offsets many of the Daley Center's operational expenses.



Plaza Special Events Income 2018 - 2023

2018
$378,318

2019
$377,301

2020
$112,894,301

2021
$54,875

2022
$196,739

2023*
$167,024

*projected as of january 31,2023

Cost Effective Project Development

In 2022, the PBC utilized various project delivery methods to support its turn-key solutions and maximize investments throughout the City's communities and MBE/WBE Professional Services and construction industries. One of PBC's key elements is its project controls and reporting system which is an indispensable tool to our clients and stakeholders during the execution of building or renovating a public facility. The PBC understands that these tools serve the dual purpose of tracking the budget and financial transactions that occur as well as giving clients an indication on Project Progress. The PBC's current cloud-based construction project management software supports collaboration and visibility for PBC's clients, contractors, and professional service providers.

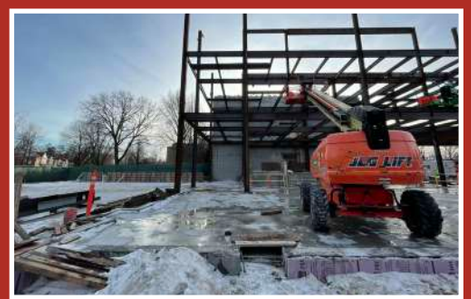
The PBC has instituted performance management techniques that maximize output on all projects, including managing overall costs, including delivery type. The PBC utilizes a wide range of construction methods to ensure that all projects are constructed or renovated within budget and remain committed to identifying process improvements to effectively deliver cost efficient and quality projects on behalf of our clients.

The projects completed by the PBC in 2022 represents nearly $60 Million in investments across the city. At year's end, the actual cost for these projects is trending under budget, including a limited number of scope changes and discovered conditions

Economic Sustainability

The PBC continues to reinforce their commitment to inclusivity that help attract more diverse talent to all levels of construction. The PBC construction contracts include goals and requirements intended to promote a diverse local workforce on projects. These provisions help our partners increasingly recognize the value of diversity and inclusion in the building trades while encouraging and supporting the use of minority and female journeyworkers, apprentices and laborers.

In 2022, 965 people have earned more than $14,012,057.87 working on PBC projects.



Outreach & Engagement

The PBC has enhanced its partnership with two assist agencies - HIRE360 and the Chicago Cook Workforce Partnership - to spur minority and women job seeker participation in PBC's construction or renovation projects.

PBC, HIRE360 and the Chicago Cook Workforce Partnership created a targeted outreach strategy and posted information on our respective websites where contractors can enter position details and be connected directly with pre-screened qualified candidates. Both partnering agencies will assist career seekers with placement into trade unions and the necessary vocational training/resources to connect construction employers to a skilled talent pipeline.

In addition, to further support PBC's commitment to providing residents who live in the community with opportunities to work on the projects being built in their community, the PBC hosted ten Community Hiring Intake Sessions in various Chicago neighborhoods. During these intake sessions, all interested and qualified candidates applied for hiring opportunities on active as well as upcoming PBC projects.

Minority and Women Business Enterprises

The PBC values the role of women and minority business enterprises in construction. The PBC understands that women and minority business enterprises can provide high quality services, new ideas, new approaches and new accomplishments that benefit the industry as a whole.

In 2022, the PBC maintained a very high level of women- and minority-owned business participation on our construction projects. As women- and minority-owned businesses become more common in construction, the PBC seeks to contribute towards their growth.

Projects completed in **2022** total **$47,017,860.59** as paid to date. These projects have achieved **28.27%** or **$13,289,952.45** MBE participation and **12.93%** or **$6,080,319.04** 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, of the more than **$13,503,606.78 million** paid to date on professional administrative services contract, a combined total of **59.77%** or **$8,071,314.61 MBE/WBE** participation was achieved in **2022**. MBE participation was comprised of **55.40%** or **$7,480,878.68 million** and WBE participation was comprised of **4.37% or $590,453.93.**

Sustainable Development

By integrating sustainable strategies into each project, the PBC meets the needs of the present without compromising the ability of development for future generations. These strategies help to reduce the amount of energy used, conserve water, connect with transportation alternatives, provide public spaces and utilize regional and recycled materials.

As a result, the City of Chicago is a national leader in LEED-certified municipal buildings with more than 100 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.

Two PBC projects achieved LEED Certification in 2022

SILVER

McDade Elementary School Annex

South Loop Elemtary School

Approximately 20 years ago, LEED was created to measure and define green buildings.

At the close of 2022, the PBC achieved LEED certification on the following facilities:

56 public

7 fire houses

18 branch

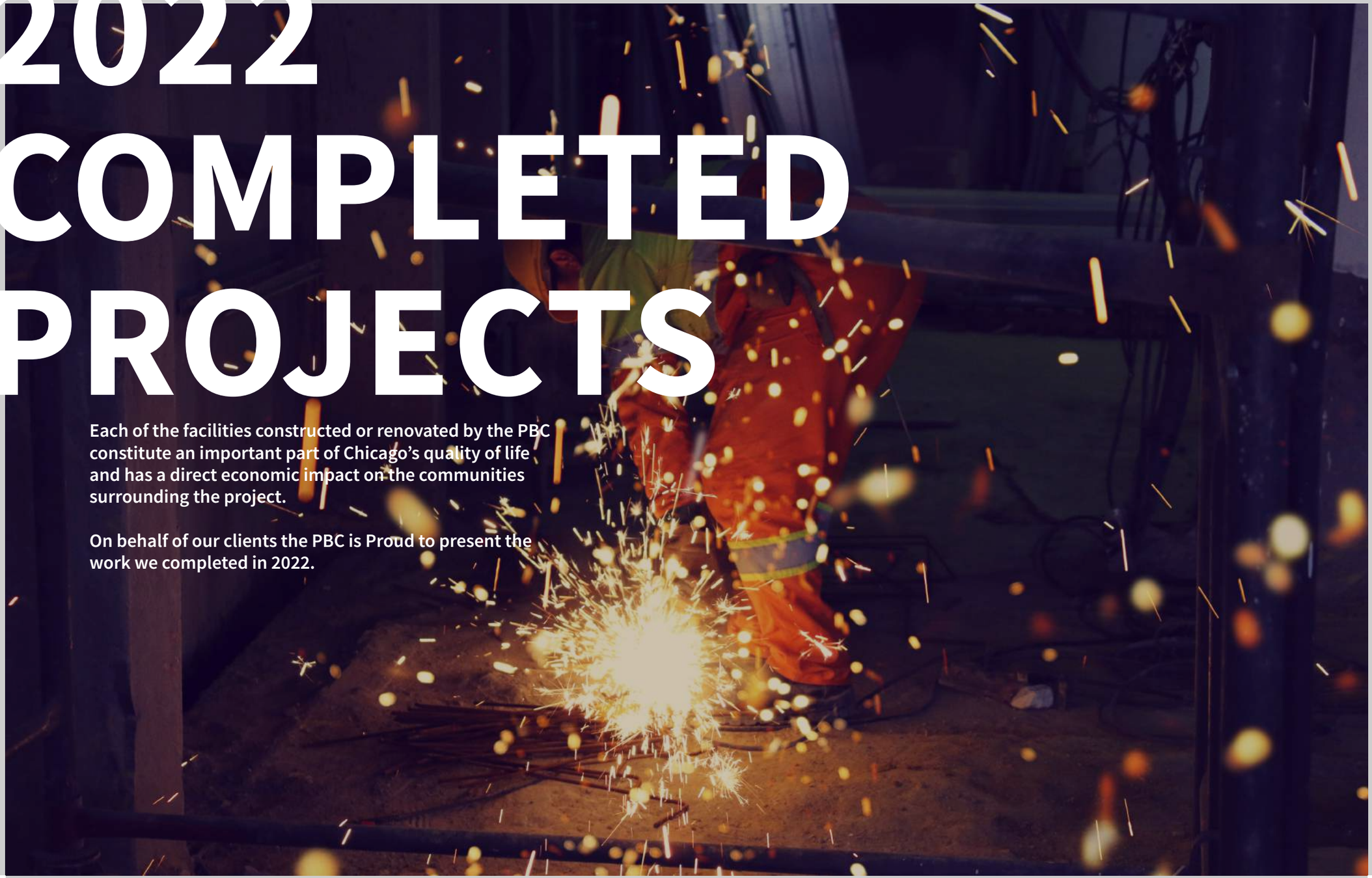
4 police stations

8 other municipal buildings
(including the Daley Center)

8 park facilities

City Colleges of Chicago

2022 COMPLETED PROJECTS



Each of the facilities constructed or renovated by the PBC constitute an important part of Chicago's quality of life and has a direct economic impact on the communities surrounding the project.

On behalf of our clients the PBC is Proud to present the work we completed in 2022.

WENDELL PHILLIPS ACADEMY HIGH SCHOOL ANNEX PROJECT

Address: 244 E Pershing Rd, Chicago, IL 60653 | Ward 3

General Contractor: Burling Builders, Inc.

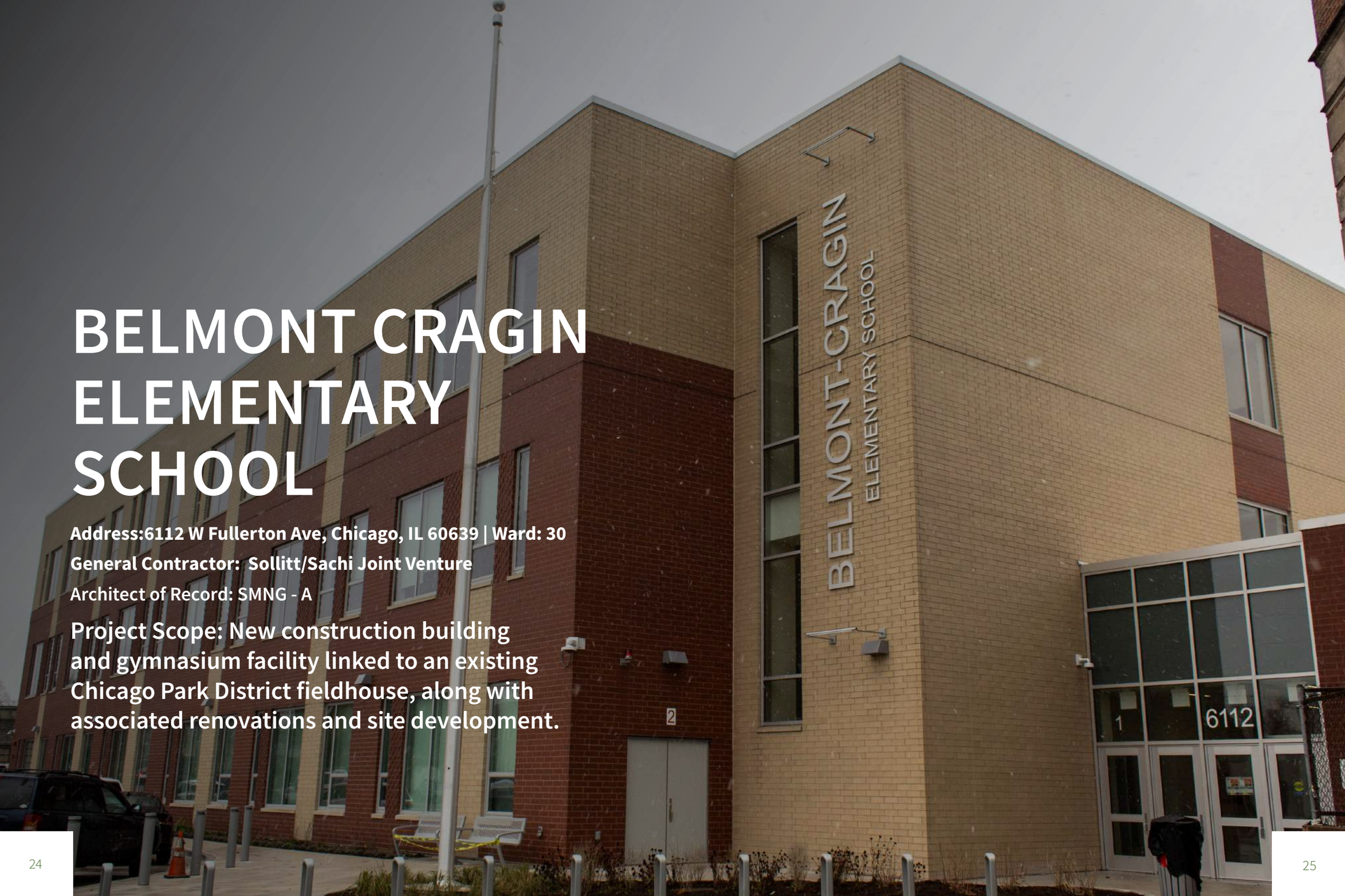
Architect of Record: Moody Nolan Inc

Project Scope: New Annex with selective school renovations , new parking lot and associated site development.

Named in honor of famed abolitionist, Wendell Phillips, and recognized as the oldest African-American high school in the City of Chicago, Phillips Academy High School has undergone selective interior renovations to the existing school and received a new two-story 21,000-square foot athletic annex facility housing a gymnasium/multipurpose space and sports hall of fame.

Phillips is slated as one of the best schools in the state for athletics and now boast a gym space that adequately fits the needs of students and staff. Former students who were championship players are featured in the school new hall of fame. The project not only enhance the athletic experience of students and staff, but the community as well.

The project achieved participation of more than 85% of minority journey-workers and over 30% female apprentices. In addition, a total of **$8,852,612.42** has been paid to contractors and professional service providers. This project achieved **32.39%** or **$2,867,361.55** MBE participation and **5.47%** or approximately **$484,628** WBE participation.



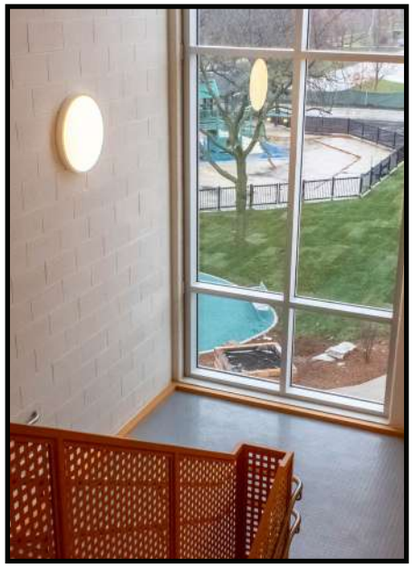
BELMONT CRAGIN ELEMENTARY SCHOOL

Address:6112 W Fullerton Ave, Chicago, IL 60639 | Ward: 30

General Contractor: Sollitt/Sachi Joint Venture

Architect of Record: SMNG - A

Project Scope: New construction building and gymnasium facility linked to an existing Chicago Park District fieldhouse, along with associated renovations and site development.



According to community residents, the opening of the newly constructed Belmont-Cragin Elementary School was a culmination of several years of persistence on the parts of parents, teachers, administrators and advocates. The new replacement Belmont-Cragin Elementary School is located within the footprint of Chicago Park District's Riis Park. The Project includes a newly constructed CPS building and gymnasium facility linked to the existing National Register of Historic Places Chicago Park District Fieldhouse, along with associated renovations and site development.

The 90,000 square foot elementary school offers students access to a black box theater, a music room, a library, an art room, and 32 modern classrooms with scenic views of Riis Park. The PBC oversaw the construction of the school's new, three-story building which will accommodate approximately 500 students in preschool through eighth grade, with room to accept more. An adjoining community center offers social and emotional learning workshops, dual-language instruction, and supportive services for immigrant families.

The project achieved more than, **74%** minority apprentices, **72%** minority laborers, **7%** female apprentices, **7%** female laborers, **11%** community hiring.

2022 Awards

The Engineering News Record (ENR) Midwest has named **Hancock College Preparatory High School** as the Best Project in the K-12 Category. This prestigious award is judged by an independent panel of Architectural, Engineering and Construction experts who reviewed a total of 64 projects and selected 13 for Best Projects recognition.

The design-build team prioritized minority involvement. For design duties, Legat Architects partnered with UrbanWorks, a minority Woman-owned firm while the construction team consisted of K.R. Miller Contractors and A.L.L. Masonry Construction Co., also a minority-owned firm.

We are very proud of this new southwest side high school that opened in 2021.

PBC Received Certificate of Achievement for Excellence in Financial Reporting

Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to Public Building Commission of Chicago for its comprehensive annual financial report for the fiscal year ended December 31, 2020. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive “spirit of full disclosure” to clearly communicate its financial story and motivate potential users and user groups to read the report. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Active Projects

Chicago Public Schools

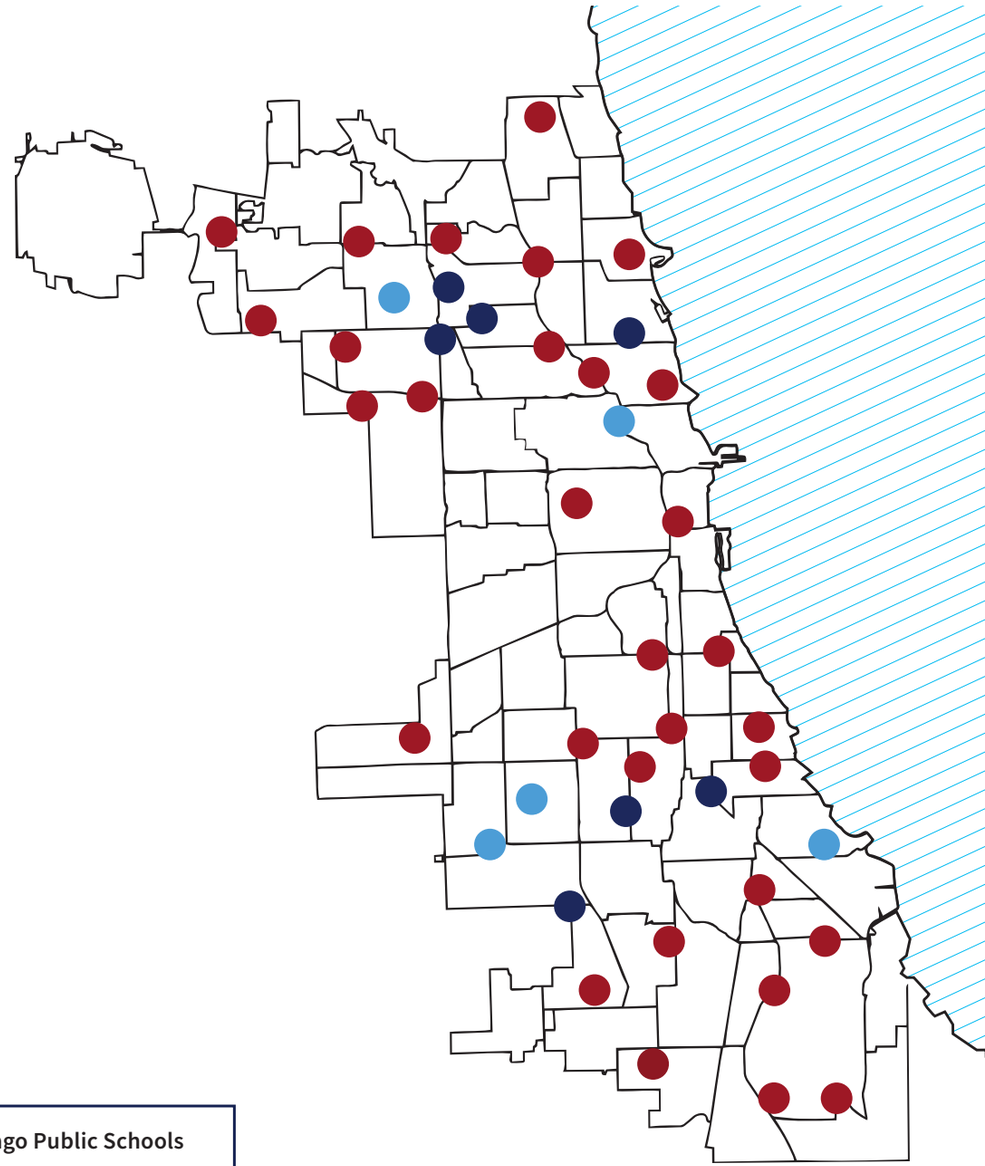
- Dett Elementary School Anne
- Energy Efficiency & Retrofit Program
- Kenwood High School Link and Mechanical Project
- New Near South High School Project
- McCutcheonElementary School Annex and Renovation
- Sauganash Elementary School Annex II and Renovations

City of Chicago

- Chicago Center for Green Technology Assessment
- Chicago Public Safety Headquarters
- Chinatown Library
- Garfield Community Service Center Assessment
- Hall Library
- Joint Public Safety Training Campus - Phase 1A: Restaurant Outlot Area (Design Build)
- Joint Public Safety Training Campus Phase 2
- Outdoor Scenario Training (Design Build)
- Juvenile Intervention and Support Center
- Lakeview Health Center
- Lee Animal Care & Control Assessment
- North Park Village (NPV) Gymnastics Center Building B, Chapel Building F, Admin Building
- Pershing Road Building Upgrades (Center, East and West) plus Tunnel
- Police Motor Maintenance Garage 4
- Roseland Neighborhood Health Center
- Sachs Clinic
- 11th District Police Station Assessment
- Engine Company 101 Renovations
- Engine Company 106 - District 2 Renovations
- Engine Company 60 Renovations
- Engine Company 62 Renovations
- Engine Company 63 Renovations
- Engine Company 68 Renovations
- Engine Company 71 Renovations
- Engine Company 86 Renovations
- Engine Company 89 Renovations
- Engine Company 93 Renovations
- Mabel Manning Branch Library
- Sherman Park Branch Library - Repairs and Renovations
- Engine Company 1 Assessment
- Police District 9 Assessment
- Richard J. Daley Library Assessment
- 25th District Police Station and Area 5 Garage
- 7th District Police Station
- Central Hearing Facility

City of Chicago - Chicago Department of Transportation (CDOT)

- Morgan Shoal
- Viaduct Repairs (N. LSD Over Irving Park Road)
- Viaduct Repairs (N. LSD Over Montrose Avenue)
- WPA Streets (Medill Avenue)



*map dot locations are not precise

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