



PUBLIC BUILDING COMMISSION OF CHICAGO

A Full Service Public Developer

Overview

Established in 1956 by state legislation, the Public Building Commission (PBC) is uniquely structured to plan, design, construct and manage facilities and infrastructure projects for entities across the Chicago metropolitan region. From master planning, energy performance analysis and contracting to land acquisition, project financing and close out, the PBC has the statutory authority to provide solutions to its clients in all phases of capital development and program services.

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. The PBC has a proven track record of promoting community, economic, and environmental sustainability and justice. The PBC's provisions are tailored to each individual project, however, the PBC prioritizes the empowerment of minority and women business enterprises (M/WBE) and spurring job creation in all communities.

The PBC's flexibility affords its clients the aptitude to save scarce dollars by streamlining the planning, design and construction of projects, while solving problems on behalf of its clients so they can stay focused on their core mission.

Moreover, the PBC has established a comprehensive program and project management systems that lends to transparency; financial reporting; procurement; community outreach and workforce and business participation compliance. This has led to consistent delivery of projects and programs.

The PBC embraces any opportunity to stretch the boundaries of what it means to be a municipal development agency. PBC's work is changing and improving neighborhoods and changing lives by creating community jobs and contracting opportunities.

Vision

The vision of the Public Building Commission is a built environment in which function, beauty and sustainability are inherent of every community; where physical surroundings inspire and support achievement of the individual goals of those who live, work and visit Chicago and Cook County; and, where people gather to share the common values that truly build our communities.

Mission

The Public Building Commission is committed to client service and strong stewardship of public resources. The PBC plans, designs, and builds facilities that reflect the highest standards of environmental, economic sustainability and justice.

Partners

County of Cook
Chicago Public Schools
Chicago Public Library
Chicago Park District
City Colleges of Chicago
Chicago Transit Authority
Forest Preserves of Cook County
Metropolitan Water Reclamation District
of Greater Chicago

City of Chicago
Office of Emergency Management
Chicago Police Department
Chicago Fire Department
Chicago Department of Family and Support Services
Chicago Department of Planning and Development
Chicago Department of Assets, Information and Services
Chicago Department of Transportation

PUBLIC BUILDING COMMISSION OF CHICAGO: A FULL SERVICE PUBLIC DEVELOPER



WHY PBC?

Transparency & Accountability

Stakeholder Coordination

Flexible Delivery Strategies

Commitment to MBE/WBE & Building Capacity

Cost Control & Performance Metrics

Community Engagement, Outreach & Hiring

Speed to Competitive Market

Environmental Sustainability & Justice

CLIENT FOCUS ON MISSION & OBJECTIVES

Pre-Planning & Feasibility

Project Risk Assessment

Bonding & Public Financing

Land Acquisition & Zoning

Procurement

Compliance Monitoring

Planning & Design

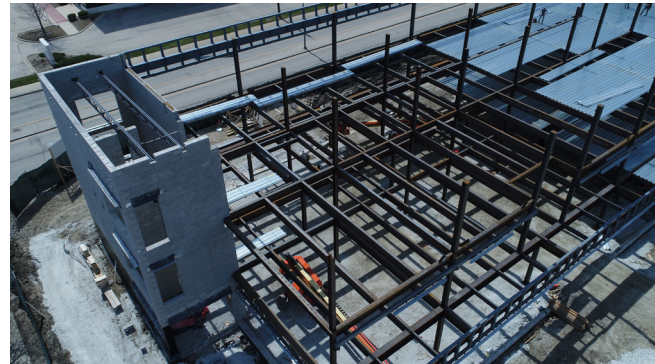
Construction

Completion

FF&E

Commissioning & Operations

Final Acceptance & Closeout



Transparency & Accountability

The PBC’s authority includes the ability to demolish, repair, alter, improve or construct, furnish, equip, maintain and operate public facilities so clients stay focused on their core missions.

The PBC has comprehensive program and project management systems for:

Single-source responsibility	Cost Controls	Transparency	Financial reporting
Procurement	Speed to market	Community engagement	Workforce and business participation compliance

Diversity, Equity & Inclusion

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 M/WBE in its delivery of construction and professional services while supporting the use of minority and female journeyworkers, apprentices and laborers. In addition to project-level professional services, the PBC also tracks compliance on program-wide professional administrative services.

PBC CONSTRUCTION CONTRACTS*

MBEs: 26%
of the annual dollar value

WBEs: 6%
of the annual dollar value

PBC PROFESSIONAL SERVICE CONTRACTS*

MBEs: 25%
of the annual dollar value

WBEs: 5%
of the annual dollar value

*PBC projects often surpasses construction and professional service minimums. The contract specific goal for M/WBE participation varies by project. This goal may be met by participation of a MBE firm, WBE firm, or a combination of both.

Single Source for Project Development

Project Delivery

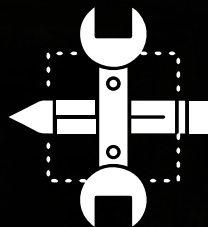
Choosing the right delivery method is crucial for successful project execution and achieving the desired outcomes. The methods utilized by the PBC range from traditional to innovative, however they are all tailored to meet and/or exceed client expectations.

After completing a risk assessment and discussing client requirements, the PBC, with the client's approval, selects the most efficient project delivery method prior to consulting its extensive talent pool of contracting and professional service providers.

All PBC's construction delivery methods includes capacity building for small firms, in addition to increasing the number of minority and women business enterprises participation and opportunities for local businesses.

Frequently used construction delivery methods include, but not limited to:

Design-Build
Collaborative Delivery



**Construction Management
at Risk**
Integrated Delivery



Design-Bid-Build
Linear Delivery



Job Order Contracting (JOC)
Alternative Delivery



Procurement

The PBC embraces any opportunity to stretch the boundaries of what it means to be a municipal development agency. The procurement team optimizes a strategy as it applies to procuring the services and resources necessary to begin and complete a project.

How does the PBC deliver projects?

Multiple capital development delivery methods frequently used:

Request for Proposals
(RFP)

Request for
Qualifications
(RFQ)

Request for
Qualifications and
Proposals
(RFQ/P)

Job Order Contracting

Invitation for Bid
(IFB)

Construction
Management at Risk

Piggybacks



Advantages of Working with the PBC

The PBC has the ability to assume a project at any phase, (planning to construction), and help to bring it to completion.

Centralized Service Offerings:

PBC's in-house expertise and flexibility of its procurement process allows for alternative delivery methods that result in cost and schedule efficiencies. In collaboration with its partners, PBC's forward and innovative thinking promotes the City's commitment to continued investments throughout its communities. Consolidation of critical infrastructure improvements under PBC provides for centralized capital investments throughout the City that allows its partners to focus on core mission objectives. The following represents a series of in-house services and programs the PBC can provide for clients:

FINANCE: Capital Planning; Bond Authority; Project Accounting, Accounts Payable; Auditing; Web Based Invoice & Payment Systems.

PLANNING: Capital Program Development; Project Feasibility Analysis; Project Scope, Schedule & Budget Development; Conceptual Design Development; Building Assessment Services.

PROJECT RESOURCES: Public Right of Way Amendments, Code Compliance & Permitting Support; Rezoning; Utility Coordination; Sustainable Design & Commissioning Authority Management; Environmental Remediation & Compliance Coordination; Facility Licensing Support; Grant Management.

COMPLIANCE: Public Liability Insurance; Community Hiring Provisions & Compliance; Minority/Women Business Requirements & Compliance; Equal Employment Opportunity Provisions & Compliance; Local Business Provisions & Compliance; Resident Labor Requirements & Compliance.

LAND ACQUISITION: Site Evaluation & Designation; Zoning, Entitlement, & Surveys; Ownership Transfer; Abatement, Demolition & Fencing; Property Management.

DESIGN MANAGEMENT: Professional Service Coordination; Program Confirmation; Design Development; Construction Document Development; Technical Resources.

SITE PREPARATION & REMEDIATION: Environmental & Geotechnical Analyses; Remedial Action Plan Development; Regulatory Compliance Oversight.

CONSTRUCTION MANAGEMENT: Delivery Analyses & Recommendations; Pre-Construction Services; General Contractor Prequalification; Site Management & Logistics; Contract Administration; Change Management; Quality Assurance & Safety; Commissioning & Closeout.

CONTROLS: Collaborative Project Management Systems; Estimating & Budgeting; Cost & Schedule Management; Document Management.

PROCUREMENT: Professional Service Agreements; Construction Contracting; Furniture & Equipment Purchase; Bulk Purchasing Coordination; Design Build; Design Bid Build; CM@R

INFRASTRUCTURE & SPECIAL PROJECTS: Surveillance & Communications; Energy Performance Contracting; Facility Assessments; Building Stabilization.

COMPLETED PROJECTS

The PBC has remained true to its vision of developing projects that inspire and support the goals of those who live, work and visit Chicago and Cook County. Many of PBC's industry award winning projects met or exceeded Minority Business Enterprises and Women Business Enterprises (M/WBE) construction and professional service contract minimums. The following pages represent a small sample of new construction, additions, renovations, site development and energy conservation projects the PBC has completed to reshape communities and showcase its approach to public development. Each of the featured projects indicate the construction delivery methods employed and the highlighted projects showcases the obtained M/WBE goals.

Chinatown Branch Library

Met or exceeded M/WBE goals of

26% MBE

6% WBE

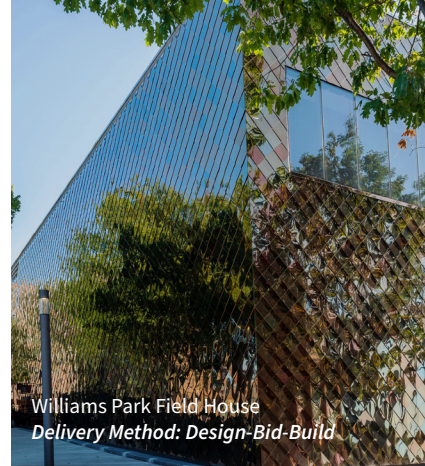
Recipient of more than 25 industry-awards

Delivery Method: Design-Build

New Construction



Englewood STEM High School
Delivery Method: Design-Build



Williams Park Field House
Delivery Method: Design-Bid-Build



Leonard M. Louie Field House
Delivery Method: Design-Bid-Build



Engine Company 115
Delivery Method: Design-Build



Whitney Young Jr. Branch Library
Delivery Method: Job Order Contracting



Phillips High School
Delivery Method: Design-Bid-Build



John Hancock College Preparatory
 High School
Delivery Method: Design-Build



Byrne Elementary School
Delivery Method: Design-Bid-Build



Daley College MTEC

Met or exceeded M/WBE goals of
 29% MBE
 6% WBE

The Design-Build minority joint venture project
 met and/or exceeded all EEO Requirements

Delivery Method: Design-Build

Additions

Chicago Vocational Career Academy

Met or exceeded M/WBE goals of
30% MBE
5% WBE

The vocational training school project had nine student interns working on the African-American led construction team.

Delivery Method: Design-Bid-Build



Renovations



La Follete Park
Delivery Method: Design-Bid-Build



Legler Regional Branch Library
Delivery Method: Design-Bid-Build



Merlo Library
Delivery Method: Job Order Contracting



Austin Town Hall
Delivery Method: Design-Bid-Build



Gwendolyn Brooks College
Preparatory Academy
High School Athletic Amenities
Delivery Method: Construction Management at Risk



Malcolm X College Demolition
Delivery Method: Design-Build



NTA Turf Field
Delivery Method: Design-Bid-Build



31st Street Harbor
Delivery Method: Design-Bid-Build



Grand Avenue Salt Dome
Met or exceeded M/WBE goals of
16.33% M/WBE aggregate
Delivery Method: Design-Bid-Build

Site Development

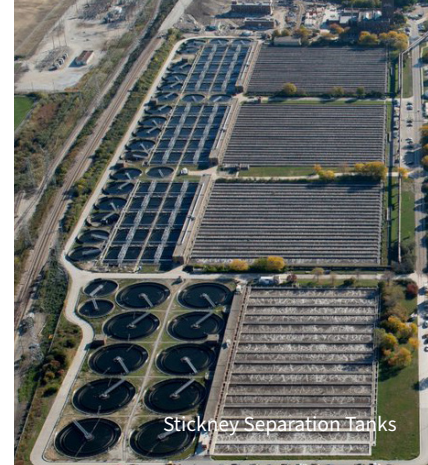
Retrofit One

Met or exceeded M/WBE goals of
20% MBE
10% WBE
10% SBE (Small Business Enterprise)
3% VBE (Veteran Business Enterprise)

Energy Conservation



MWRD Blowers



Stickney Separation Tanks



Stickney Separation Tanks



Retrofit One



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