



CAPITAL IMPROVEMENT PROGRAM

Review of school renovation projects during summer 2012

December 2012

Presentation to the Chicago Board of Education

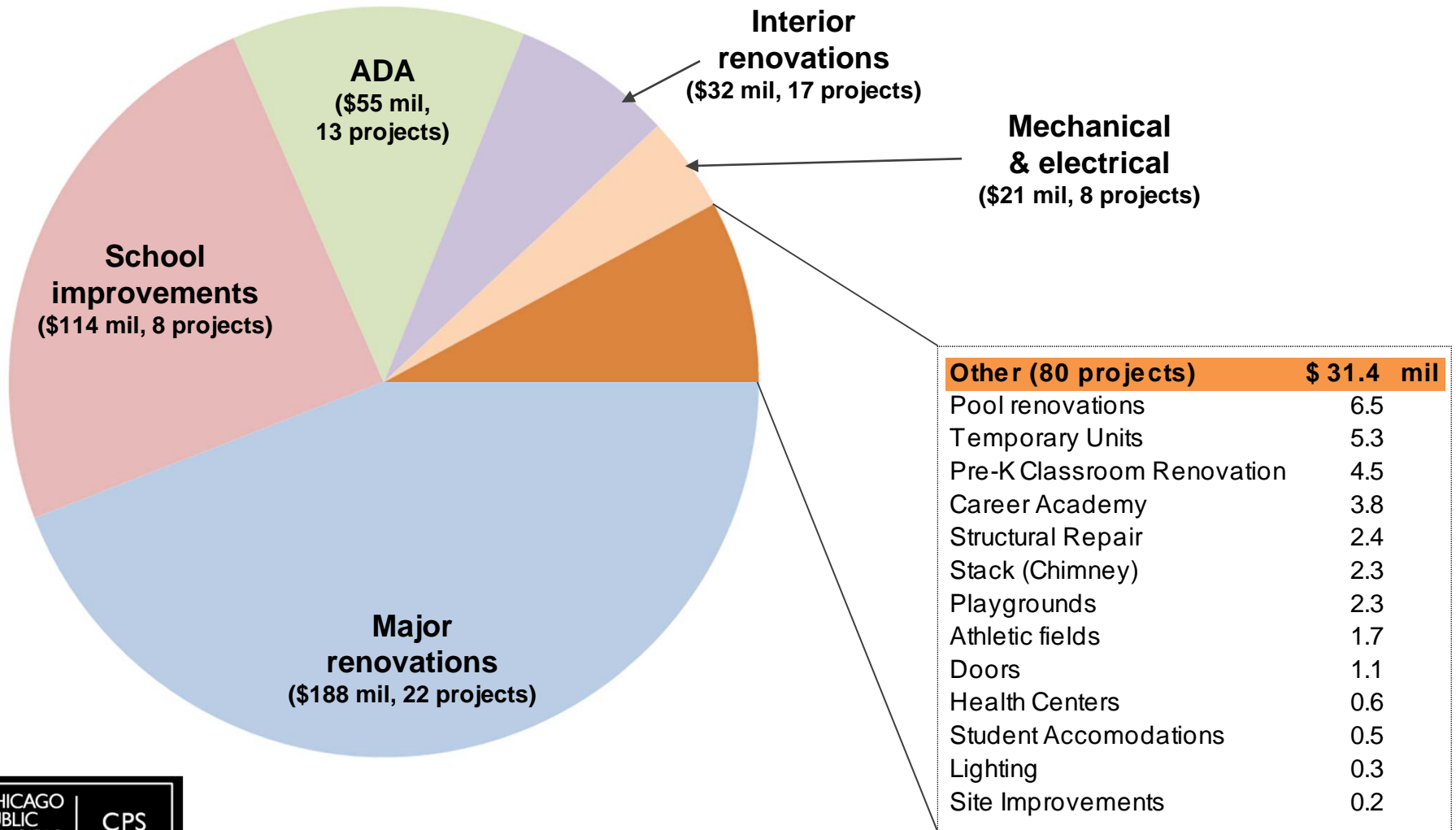
Executive summary

1

- Summer 2012 was a significant and complex construction season, with renovations at 131 schools and a program budget of \$441 million.
- Cost control and schedule performance were achieved through design checklists, tighter scoping and advance planning.
- We implemented six best practices to drive better schedule, cost and quality control.

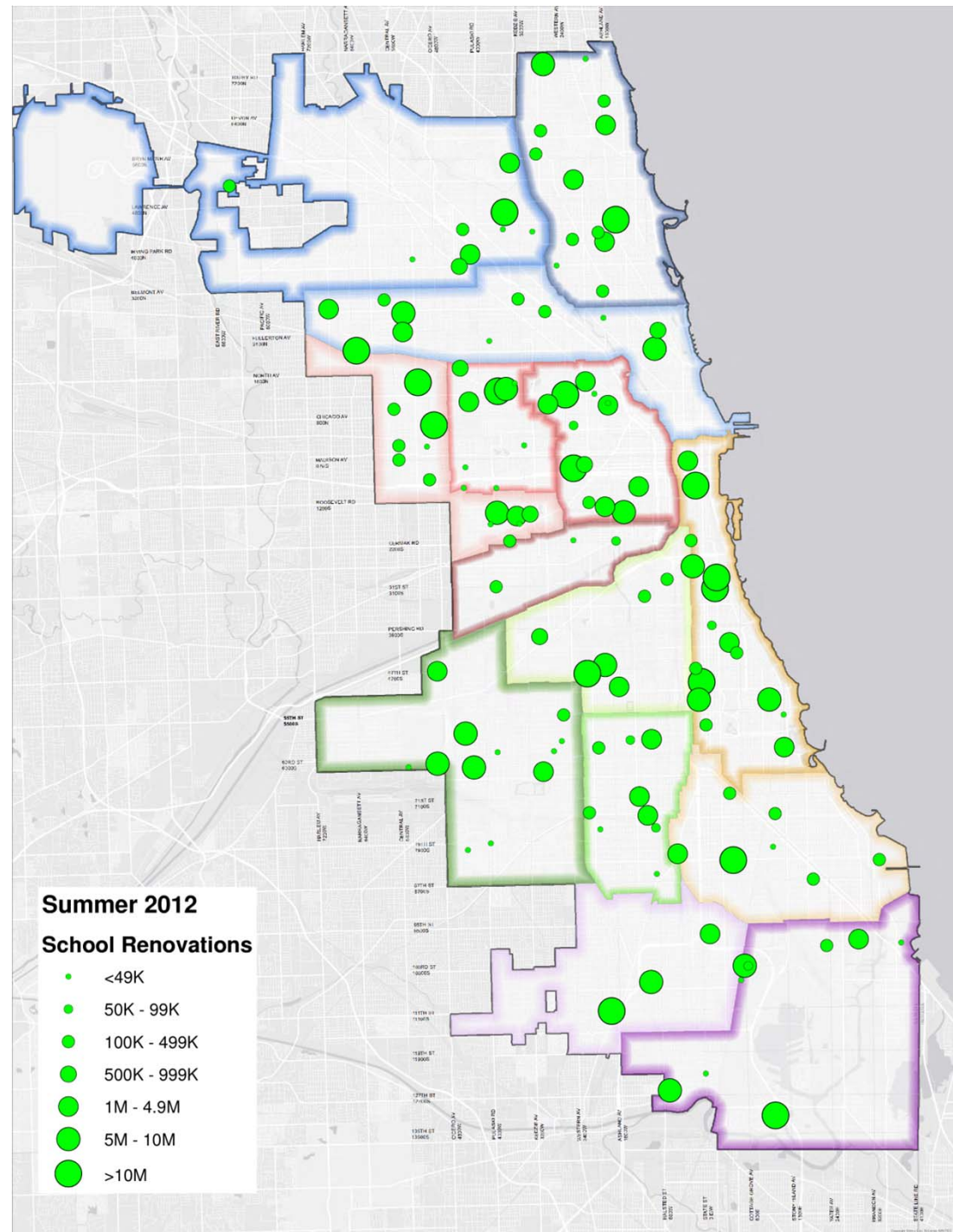
Total program budget for last summer's projects was \$441 million, with the scope consisting primarily of five major categories.

2



Summer 2012 renovations

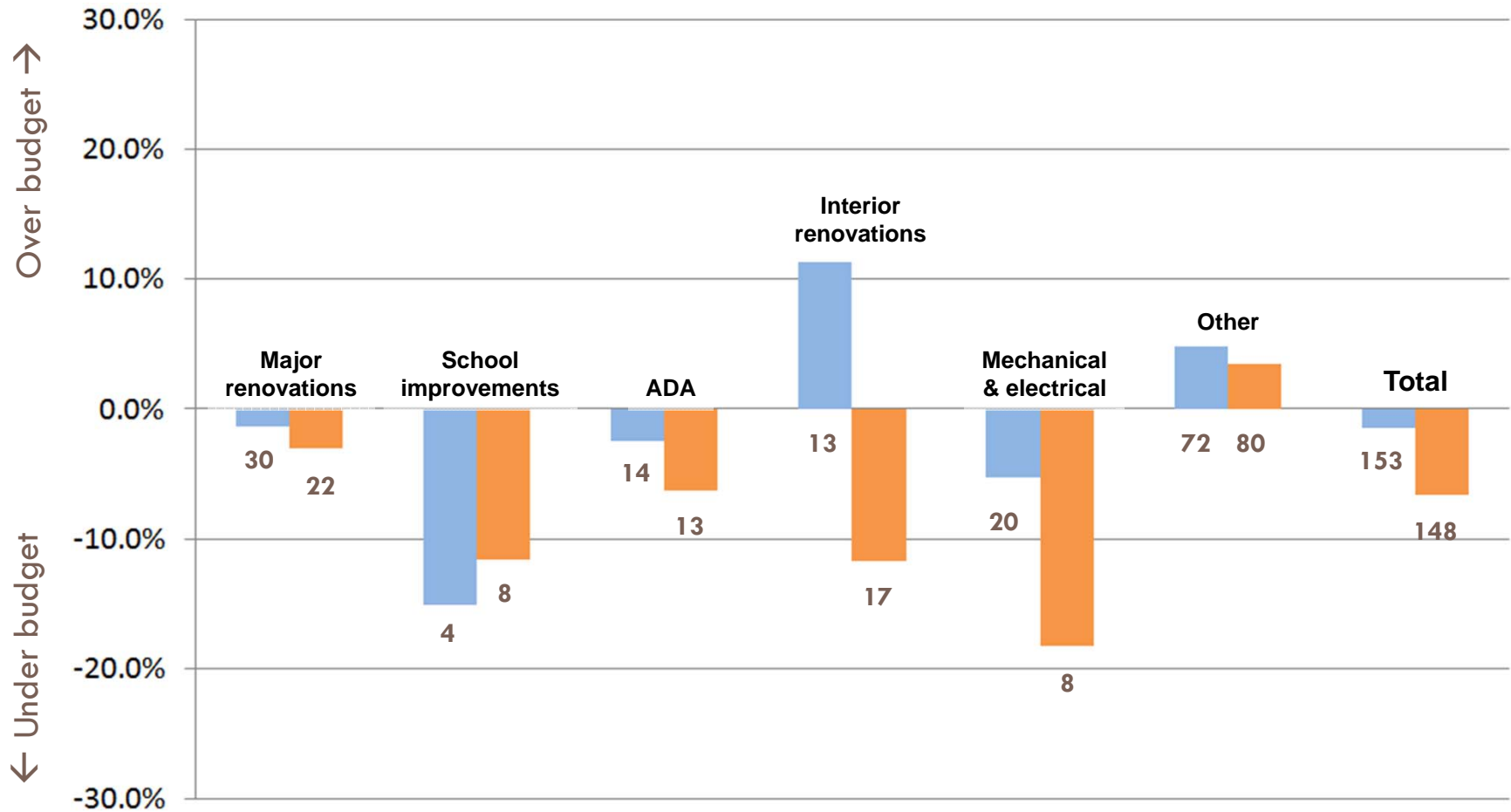
Collaborative	# of projects
North / Northwest Side	37 \$101 mil
West Side	45 \$118 mil
South Side	24 \$212 mil
Southwest Side	30 \$139 mil
Far South Side	12 \$ 86 mil



Cost control performance improved versus last year

Projected cost over or under budget by project category

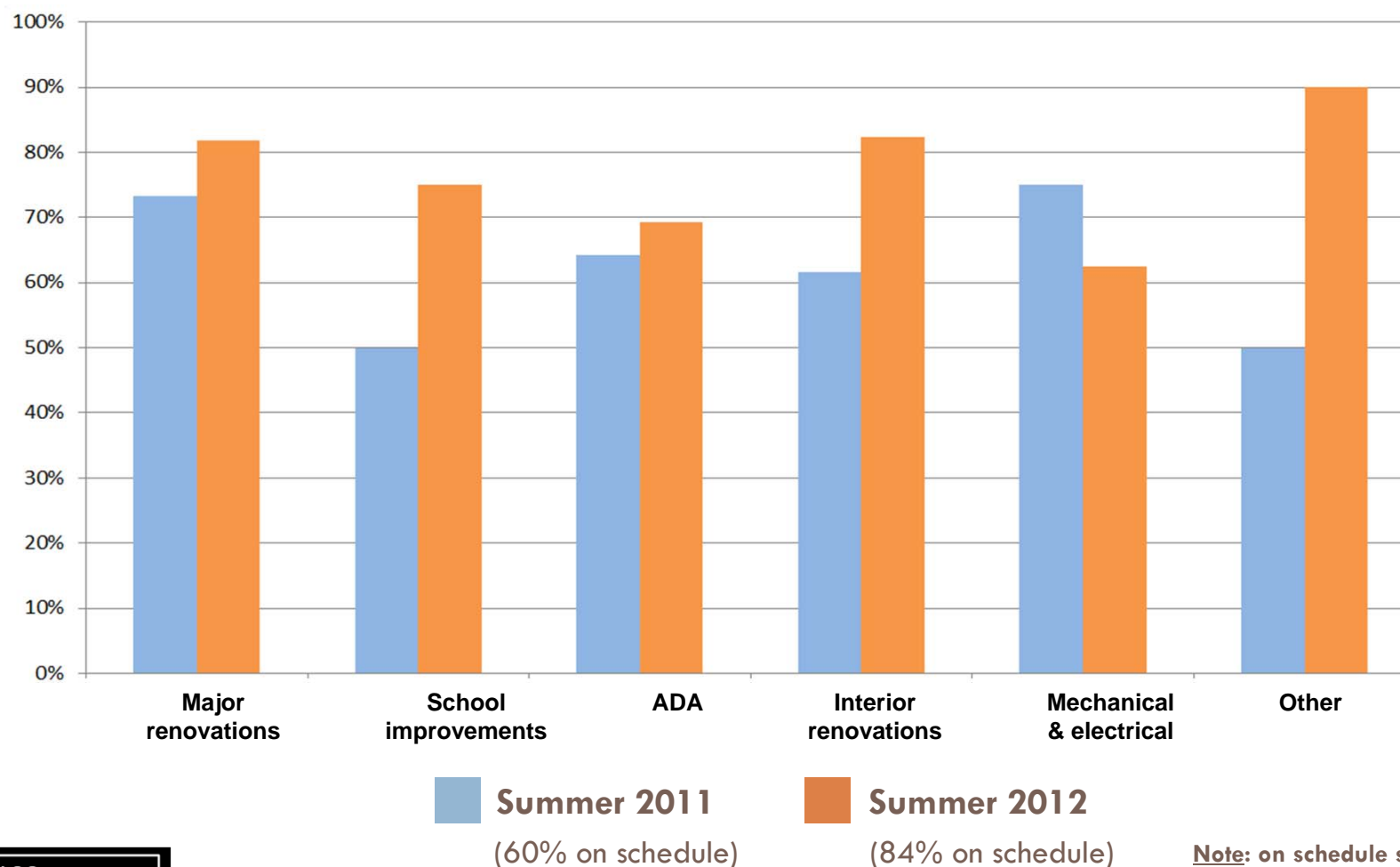
4



We are also improving on-time completion

Percent of projects on schedule by project category

5



We implemented six best practices to drive better schedule, cost and quality control.

6

- ❑ Closer engagement with principals and communities
- ❑ Set clear stakeholder expectations, and managed to them
- ❑ Planned in advance (or expedited) long-lead time items
- ❑ Applied lessons learned from similar projects
- ❑ Proactive collaboration with sister agencies
- ❑ Increased public access to project and design information

Example: Rogers exterior project included substantial renovations which was completed in one summer.



7



The extensive masonry repairs required daily tracking of resources to ensure completion before the start of school.



8



We used enclosures to control dust during tuck pointing, so that it did not bother the adjacent community.



9



Pasteur renovations uncovered major unforeseen structural problems concealed above the existing plaster ceilings.

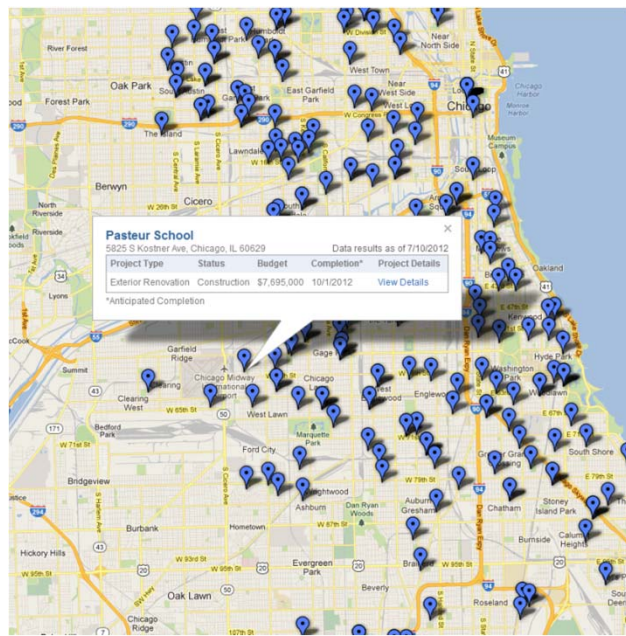


10



Detailed information about current and future capital projects is available to the community at the CPS web site

11



www.cps.edu/Pages/CapitalPlan.aspx

Chicago Board of Education
Project Detail

Pasteur School

Project Summary

Project Type: Exterior Renovation
Department: Facilities
Status: Construction
Unit Number: 24851

Budget Amount: \$7,695,000
Budget Year: 2011
Construction Start Date: June 2011
In Service Date: August 2012
Anticipated Completion Date: October 2012

Pasteur is one of the schools built with a dever beam structural system. The beams are on the outside of the roof attached through the roof material to the structure below and resting on the parapet. It is CPS policy to replace this structural system when the roof has failed because the dever system results in earlier deterioration of the roof and the masonry parapet compared to other systems. Mechanical roof top units are replaced as part of the roof work.

Financial Details

Project Phase	Original Budget	Current Estimate	Current Estimate:	\$8,047,414
Design:	\$411,715	\$455,994	Expenditure to Date:	\$4,564,041
Construction:	\$6,735,929	\$7,052,866	Percent Complete:	57%
Environmental:	\$109,521	\$119,369	Funding Source:	CPS Resources
Management:	\$437,835	\$419,185		
Project Total:	\$7,695,000	\$8,047,414		

Details

Ideal Program Enrollment: 660
2011/2012 Enrollment: 1166
Space Utilization Index / Status: 77% (overcrowded)
Performance Level: Level 2
Building Age: 85 Years
Network: Midway

Scope

The scope of this project is to replace the roof in order to remove the old "Dever-type" roof system. In addition to the roof itself, the parapet, coping, and wall masonry will be tuckpointed and rebuilt as necessary. Additional exterior renovations consist of removing fire escapes, replacing exterior doors, replacing roof-top units and exterior lights. Interior renovations are limited to ADA and refinishing those areas damaged by water infiltration. The project will address ADA and city zoning requirements.