

## SUMMARY:

### Chicago (IL) Public Schools

**C**hicago Public Schools (CPS) is an urban school district serving 434,000 students in 613 schools. The CPS sustainable design initiative has created a framework that adapts the LEED™ rating system for use in new construction projects, including two schools under construction and several schools currently in various stages of planning.

#### BACKGROUND

##### Building Program

In 1995, the Illinois state legislature gave Chicago Mayor Richard Daley the authority to reform the Chicago Public Schools (CPS). Mayor Daley appointed a new Chicago School Reform Board of Trustees and a chief executive officer to manage the school system. Since 1996, the district has embarked on a Capital Improvement Program (CIP) to plan for and carry out new construction and renovation projects. The district has spent approximately \$4 billion on capital projects since Mayor Daley took control of the schools. Current new school construction and renovation projects are funded by a combination of the City's Tax Increment Financing (TIF) Program, state funding and CPS funds. According to school officials, the CIP was initially developed as a 5-year program to be revisited periodically; however, with recent budget shortfalls, the funds available for capital improvement vary dramatically from year to year and must be revisited annually.

##### School District Support for High Performance Schools

The CPS sustainable design initiative began in 2000, when CPS and its consultants began to incorporate various sustainable design components into their prototypical elementary schools. These elements included green roofs, reflective roof coating and daylighting strategies. In September 2003, CPS announced that it would build its first LEED™-rated school building, Tarkington elementary school. *See generally* Ana Beatriz Cholo, "New School Gets Green Thumbs Up," Chicago Tribune (May 13, 2004). After planning Tarkington, CPS announced that it would seek base-level LEED™ certification for all new, stand-alone construction.

##### Municipal Support for High Performance Building

The CPS initiative takes place in the context of a broad-based municipal green building program. Since 2000, the Mayor's office has actively promoted sustainable design in Chicago municipal buildings and the private sector, beginning with a series of pilot municipal building projects. *See* <http://egov.cityofchicago.org/city/webportal/home.do> (search "green pilot"). According to city officials, the success of these pilot projects led the Mayor to formulate and adopt the Chicago Standard, a set of high performance design standards for municipal facilities, in June 2004. The Chicago Standard consists of 46 practices and technologies adapted from the LEED™ rating system. Specific standards are labeled either prerequisites or credits, and projects must accumulate a total of 26 points (credits) to meet the overall standard. *See* City of Chicago, The Chicago Standard: Building Healthy, Smart and Green, at: [http://egov.cityofchicago.org/webportal/COCWebPortal/COC\\_ATTACH/ChicagoStandard.pdf](http://egov.cityofchicago.org/webportal/COCWebPortal/COC_ATTACH/ChicagoStandard.pdf). During spring 2004, the city sponsored a training session on the Chicago Standards for 300-400 people.

**SUMMARY:**  
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**PROGRAM COMPONENTS**

**Framework for High Performance Design**

The CPS sustainable design initiative focuses on new, stand-alone construction. In the past, CPS has overseen the design and construction process for these projects. According to district officials, this process is changing. CPS will maintain the program-wide design and construction standards for renovation, additions and new stand-alone construction. CPS will also initiate each new project through land acquisition, programming and conceptual planning. Upon completion of those phases, each project will then be transitioned to the Public Building Commission (PBC) of Chicago for design, documentation and construction.

According to CPS officials, the district is committed to obtaining base-level LEED™ certification on all of its new stand-alone construction. CPS and its consultants have developed a set of design credits that will be considered in all new stand-alone construction. The targeted credits are nearly identical to those outlined in the Chicago Standard—and will therefore meet the Chicago Standard. This is important, since the Architect of Record for a project is required to implement the Chicago Standard as part of its contract with the PBC, the city agency that constructs the school.

In an effort to institutionalize and expand the current sustainable design initiative, in fall 2004, CPS began developing formal sustainable school design/construction protocols for stand-alone construction, as well as additions and renovation projects. According to district officials, CPS is in the process of creating the LEED™-based protocols, with the assistance of the managing architect, construction managers, the commissioning agent and other consultants.

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**Pilot Project**

Tarkington Elementary was the first CPS new construction project designed to achieve LEED™ certification, and is scheduled to open in fall 2005. According to project planners, key sustainable design elements included in the project are stormwater management systems, a green roof, enhanced daylighting, and shared community facilities. According to district officials, the project will cost approximately 8% more than a typical elementary school (though this figure cannot be confirmed until project completion). Nevertheless, district officials expect to save money on operating costs and total life cycle costs, and they expect to see benefits in student performance.