

PBC 2006

Public Building
Commission of Chicago



Celebrating 40 Years of "The Picasso"

annual report



Table of Contents

Message from the Chairman	2
Message from the Executive Director	4
PBC Board of Commissioners	6
About the PBC	8
The Picasso at 40	10
Chicago Public Schools	12
Chicago Public Library	14
Chicago Park District and Campus Parks	16
City of Chicago	18
Chicago Police Department	20
Chicago Fire Department	22
City Colleges of Chicago	24
Financial Summary	26
Project Map	28
Picasso Illustrations	30



Message from the Chairman

PBC 2006





In the last decade Chicago has led the nation in our efforts to enhance neighborhood quality of life by building and renovating community anchors across our city. Through our efforts to build and renovate libraries, police stations, fire houses, senior centers, campus parks and other public facilities, we have made Chicago a city in which people want to live and businesses want to locate. The Public Building Commission of Chicago (PBC) has played a key role in this achievement by managing the construction or rehabilitation of many of these facilities.

Construction and renovation projects are indeed major contributors to Chicago's quality of life, but not just the bricks and mortar part. Public art is also a component of many PBC projects, with the oldest example dating back to our first endeavor, the Chicago Civic Center, now known as the Richard J. Daley Center. Adorning Daley Plaza is the massive nameless steel sculpture that many people simply call "The Picasso." It is the work that spurred the City of Chicago's public art program and in 2007 the city proudly celebrates the 40th anniversary of Pablo Picasso's iconic creation.

In recognition of this milestone, students from the Chicago Public Schools' Advanced Arts Education Program entered sketches and paintings of the Picasso sculpture in a competition to develop a cover illustration for the PBC's 2006 Annual Report. The illustration selected was created by Dylan Rabe shortly before he graduated from Whitney M. Young Magnet High School. Inside this report you will find reproductions of each student entry, all of them reflecting the exceptional talent possessed by the juniors and seniors who participate in the Advanced Arts Education Program (AAEP).

The AAEP and other arts programs are an investment in the future leaders of our city and I am proud that the efforts of the students who participated in the Picasso competition are being featured in this publication.

Another investment in Chicago's future sits at the intersection of 63rd and Halsted Streets in the heart of the Englewood Community—the new Kennedy-King College campus. Covering 40 acres, the new Kennedy-King brightens an economically-challenged area that once included the second-largest shopping district in Chicago. It is indeed a major construction project that has contributed to the local economy by employing community residents while generating business for sub-contractors, nearby suppliers, retailers and other vendors.

As we look to the future, the PBC will continue to help enhance the growth and attractiveness of our city, managing a variety of projects including the construction of 22 new school buildings a part of the "Modern Schools Across Chicago Project." Each of these projects adheres to an environmentally sensitive set of construction standards for public buildings that will ensure healthier indoor environments, reduce operating costs and conserve energy.

The reason for our commitment to these standards is simple: It improves public health, it beautifies the city; it saves money; it creates jobs; and it enhances the quality of life of our residents. When you improve the quality of life, you generate civic pride. When people are proud of their city, they take better care of it, and they spread the word that Chicago is a great place to live and work and raise a family.

Sincerely,

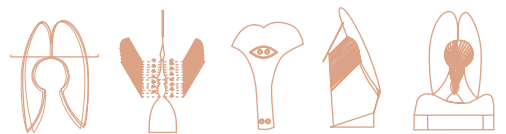
A handwritten signature in black ink that reads "Richard M. Daley". The signature is written in a cursive, flowing style.

Richard M. Daley
Mayor



Message from the Executive Director

PBC 2006





I have attended dozens of grand openings for Public Building Commission of Chicago (PBC) projects and each new building features a distinguishing characteristic, such as its design, its size or its public art. One thing that is common at every PBC project unveiling is the look of joy and excitement on the faces of the people who come out to see the new addition to their community.

For more than 50 years, the PBC has been committed to managing the construction and renovation of public facilities. Our completed projects will bring joy and excitement to Chicago residents for many years to come.

In 2006, we continued to exemplify this commitment, starting early in the year with the opening of the Chicago Lawn (8th District) Police Station.

The year was also marked by the startup of a number of new projects, including the North Side's Gale Community Center and Goudy School Campus Park and the forthcoming Engine Company 121 Fire House on the city's South Side.

Another highlight of the year was an "open house" event sponsored by the PBC to enhance our relationships with firms in the construction industry. We hosted some 250 contractors, who learned about new PBC projects as well as new initiatives aimed at improving our efficiency, including faster payments to general contractors and subcontractors and the institution of higher performance standards for private architects. The news was welcomed by all who attended the session, particularly minority and women-owned firms who have consistently shown their interest in obtaining greater opportunities with the PBC.

Elsewhere in this edition of the PBC's annual report, you will find details on construction projects that highlighted another busy year, including four new libraries: Avalon Branch, the West Chicago Branch, Bucktown-Wicker Park Branch and the Vodak-East Side Branch Library. Chicago's library building program surpasses that of any other city in the nation and the PBC is proud of the role it plays in contributing to the quality of life for every member of the community served by each new facility that we build.

Sincerely,

A handwritten signature in black ink that reads "Montel M. Gayles". The signature is fluid and cursive.

Montel M. Gayles
Executive Director

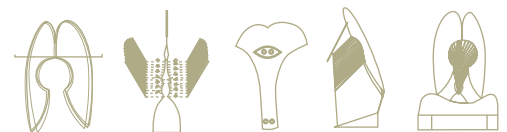


PBC Board of Commissioners

PBC 2006

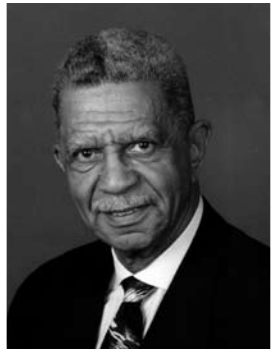


The Public Building Commission of Chicago is an independent agency whose commissioners oversee construction of municipal buildings and major public facilities for the people of Chicago and Cook County. The Mayor of the City of Chicago serves as chairman and is one of 11 voting commissioners. Of the other 10 commissioners, one each is appointed by the Chicago Public Schools, 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 Mayor appoints the remaining five members, who include representatives of labor, commerce, the community and the clergy.





Richard M. Daley
Mayor
City of Chicago



Bishop Arthur Brazier
Pastor
Apostolic Church of God



Adela Cepeda
President
A.C. Advisory Inc.



Dr. Robert B. Donaldson II
Mayor
Hazel Crest, Illinois



María N. Saldaña
President
Chicago Park District



Cynthia M. Santos
Commissioner
Metropolitan Water Reclamation District of Greater Chicago



Samuel Wm. Sax
Chairman
Financial Relations Inc.



Todd Stroger
President
Cook County Board of Commissioners



Gerald Sullivan
Representative
City of Chicago

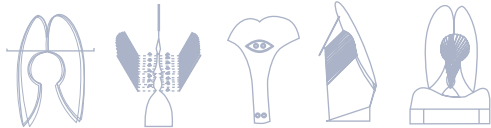


Rufus Williams
President
Chicago Board of Education



About the PBC

PBC 2006





The Public Building Commission of Chicago (PBC) builds and renovates public facilities for governmental agencies in Chicago and Cook County. Created in 1956 as an independent governmental unit, the PBC provides supervision for projects from land acquisition through all stages of design, planning and construction. We strive to build attractive and functional structures that the public can enjoy for generations while providing cost-efficient project management services. Our clients include the City of Chicago, the Chicago Public Schools, the Chicago Public Library, the Chicago Park District, the City Colleges of Chicago and Cook County.

In addition to our construction responsibilities, the PBC owns and operates the Richard J. Daley Center, which serves as our headquarters. The PBC also owns and operates the surrounding Daley Plaza where the City of Chicago presents free cultural programming weekdays on the plaza throughout each year. From the annual "Haunted Village at Pumpkin Plaza" Halloween celebration to the summertime Farmers Market, to cultural festivals and live entertainment, Daley Plaza is a popular gathering place for Chicago residents and its many visitors.

The PBC seeks to encourage all companies small and large, majority, minority and women-owned to participate in its mission. We also enforce the Equal Employment Opportunity (EEO) and city residency goals.

Further information, including periodic news about PBC activities, is available on the World Wide Web at: www.pbcchicago.com.



The Picasso at 40

PBC 2006



It is nameless, yet it is known throughout all of Chicago and beyond. Some observers believe that the 50-foot, 324,000-pound sculpture that sits on the east side of the Richard J. Daley Center depicts a horse or bird, while others believe it suggests the image of a woman.

But no matter what it is called, the massive work designed by Pablo Picasso is a Chicago icon, a work that launched the City of Chicago's public art program after its unveiling, which took place on August 15, 1967.

In recognition of the 40th anniversary of the sculpture generally known as "The Picasso" or the "Chicago Picasso," the cover of the 2006 Public Building Commission of Chicago annual report features an illustration drawn by Dylan Rabe. A graduate of the Whitney M. Young Magnet High School who now attends the School of the Art Institute of Chicago. Mr. Rabe's painting was selected from some 16 works submitted by students from the Chicago Public Schools' Advanced Arts Education Program.



PBC staff members celebrate the 40th birthday of the Picasso sculpture (pictured left).



Chicago Public Schools

PBC 2006





Under Mayor Richard M. Daley's "Modern Schools Across Chicago" Program, the Public Building Commission of Chicago will manage the construction of 22 new schools. This ambitious program will be ongoing over the next several years through a partnership with the Chicago Public Schools.

In February 2006, the PBC moved forward with the first new school under the Modern Schools Program, approving a contract for pre-construction work on the site of the new Westinghouse High School. The new school will be built near the current school at Franklin Blvd., and Kedzie Ave. When the new school opens in the fall of 2009, the existing Westinghouse will be torn down and replaced with athletic fields. The new Westinghouse will offer both a vocational education program and a selective enrollment college prep program under the same roof for about 1,200 students.

In the summer of 2006, the PBC also completed construction of the Albany Park Multicultural Academy, a project which pre-dates the Modern Schools Program. With a capacity for up to 700 students, the three-story middle school features 27 academic classrooms, two science rooms, a library/media center, a computer classroom and gymnasium, all contained in a building area of approximately 104,000 square feet. The school also includes "green" features under the base level LEED (Leadership in Energy and Environmental Design) standards established by the U.S. Green Building Council.

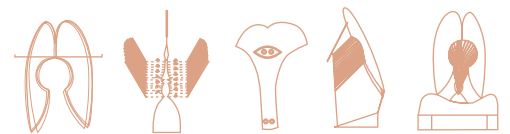
Other Modern Schools projects undertaken by the PBC in 2006 include Langston Hughes Elementary School at 103rd and Wentworth streets and Miles Davis Elementary School at 6730 S. Paulina Street.



Chicago Public Library



PBC 2006



The Public Building Commission of Chicago continued its partnership with the Chicago Public Libraries in 2006, creating four new libraries that will serve community residents for many years to come.

In March, Mayor Richard M. Daley helped unveil the new Avalon Branch Library at 8148 South Stony Island Avenue. The library features free internet access at 18 computer stations, free Wi-Fi access and online research databases. The 14,000-square-foot facility also includes a 120-person capacity meeting room/auditorium.

In June, Mayor Daley was joined by dozens of community leaders and residents for the dedication of the West Chicago Avenue Branch Library at 4856 W. Chicago. The 7,000-square-foot, full-service library has 12 free Internet computers in addition to two Find It! catalog computers, free Wi-Fi access, online research databases, audio books.

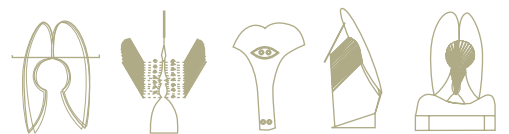
Officials cut the ribbon on the two-story Bucktown–Wicker Park Branch of the Chicago Public Library, 1701 N. Milwaukee Avenue in July of 2006. At 15,500 square feet, the library features 23 free internet service stations, along with free Wi-Fi access and online research databases. The building was constructed with environmentally friendly recycled materials to reduce operating costs through improved energy efficiency.

The new Vodak–East Side branch of the Chicago Public Library at 3710 E. 106th Street was unveiled in October of 2006. At 14,000 square feet, the one-story, full-service library includes free internet access, with 21 computer stations along with free Wi-Fi access and online research databases for the public. It also was built with environmentally friendly recycled materials.



Chicago Park District & Campus Parks

PBC 2006



The Public Building Commission and the Chicago Park District continued to work together on a number of new projects in 2006, including the start-up of construction activity on the site of a community center on the City's North Side.

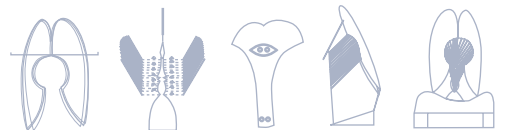
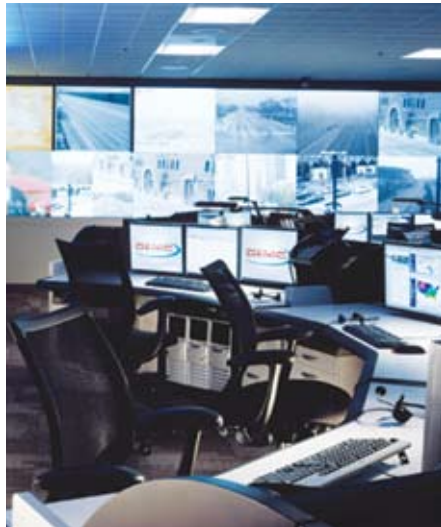
Once completed, the Gale Community Center will be located at 1631 W. Jonquil Terrace in the Rogers Park community. The 18,325-square-foot facility will feature a competition-sized gymnasium, with two full-sized athletic courts, a fitness room, a club room and two administrative offices.

Also in 2006, the PBC began work on five campus parks in a partnership with the Chicago Park District and the Chicago Public Schools. Each campus park each will include new landscaped green space and playground facilities. The projects are: Wolfgang Mozart Campus Park at 2200 North Hamlin, Phillip Rogers Campus Park at 7345 North Washtenaw Avenue, Mount Vernon Campus Park at 10540 South Morgan, Columbus Campus Park at 1003 North Leavitt Street and the Goudy School Campus Park at 5120 North Winthrop Avenue.



City of Chicago

PBC 2006



In 2006, the Public Building Commission of Chicago continued its commitment to work with the City of Chicago in support of its efforts to improve services for taxpayers through capital improvement projects.

In January of that year, Mayor Richard M. Daley cut the ribbon on the new state-of-the-art City Incident Center (CIC). The facility, located at the City's 911 Center, 1411 West Madison Street, was built in a partnership with the City's Office of Emergency Management and Communication (OEMC). The PBC, oversaw construction of the 3,000-square-foot facility.

The CIC integrates the OEMC's homeland security strategies with traffic services, towing, Department of Streets and Sanitation operations and the Department of Water Management Dispatch Services. It features the latest in audio/visual design innovations, including 24 workstations that are equipped with state of the art network switching; touch-enabled flat screen technology and weather sensors.

The CIC also includes an 18-foot high-resolution digital video wall that can display dozens of images from City cameras, breaking news from cable television broadcasts and Doppler radar.

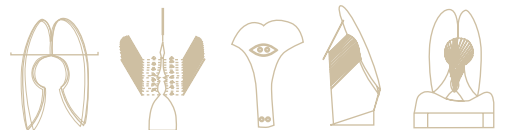
Also in 2006, the PBC joined Mayor Daley in announcing the city's Environmental Action Agenda, which reflects the work of more than 40 City departments, sister agencies and contains nearly 200 environmental accomplishments. The Environmental Action Agenda also includes an ambitious set of initiatives and goals for 2006. The initiatives include the city's commitment to reduce its use of natural resources, improving the quality of life in the City as a whole, and saving taxpayer dollars through wise energy and resource conservation efforts.

One of the ways the PBC supports the City's environmental agenda is through its commitment to incorporate "green" building strategies into every PBC project using the U.S. Green Building Council's standards for LEED (Leadership in Energy and Environmental Design) certification.



Chicago Police Department

PBC 2006



Backed by Mayor Richard M. Daley's Neighborhoods Alive 21, the Public Building Commission of Chicago helps the Chicago Police Department enhance its law-enforcement efforts by building spacious, modern police stations that are equipped with state-of-the-art technology and many other features designed to make them a welcome part of the communities they serve.

On February 4, 2006, Mayor Daley and other local officials unveiled the new Chicago Lawn Police Station at 3420 W. 63rd Street on the city's Southwest Side. Serving Chicago's Eighth Police District, the 42,000-square-foot facility more than doubles the size of the 80-year-old building that it replaced. It is the 10th new police station built under Neighborhoods Alive and like its predecessors, it features prototypical design elements such as a new computerized command center, a high-tech roll call room that allows for enhanced presentations during briefing and training sessions and also includes a community meeting room. The station also has several environmentally friendly features, including a reflective roof to reduce the urban heat island effect, an electric car recharging area, and recycled content in its various building materials such as ceiling and floor tiles.

The station's red brick exterior was chosen to reflect the surrounding community. The station also features a work by artist Mike Mandel, who toured the neighborhoods surrounding the new facility, and took photographs of local places and residents. The pictures were used to create two porcelain and glass mosaic tiles which adorn the east and west walls of the station's lobby. Standing two stories tall, the work, "8th District Police Station," reflects the relationship between the Chicago Police Department and the community. Each pixel of color in the digital collage is represented by a one-inch square tile of glass or unglazed porcelain ceramic. The resulting images reflect the unique architectural style of the Chicago bungalow that comprises many of the homes in the area, along with signage depicted in Arabic as well as a reference to the Chicago White Sox!

Also in 2006, the PBC moved ahead with efforts to build two more police stations—the 7th District and 9th District—with construction for each facility scheduled to begin in 2007.



Chicago Fire Department

PBC 2006



The Public Building Commission of Chicago has a long history of working with the Chicago Fire Department to create up-to-date fire houses and training facilities. That partnership continued in 2006 when ground was broken on the new Engine Company 121 Firehouse.

Located at 1724 W. 95th Street, the new fire house will feature a prototypical design that offers more comfortable living and work space for firefighting and life safety personnel. The one-story, 14,000-square-foot facility will replace the old Engine Company 121 at 1700 W. 95th St., which was built in 1914 and is one of oldest firehouses in Chicago. It will be the fifth fire station to be opened under the Mayor's Neighborhoods Alive 21 Program.

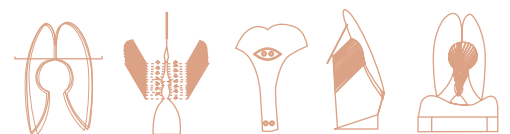
The fire house is scheduled for completion in early 2008. Later in the same year, the PBC is scheduled to complete construction of two other new fire houses: Engine Company 70 at 6030 North Clark Street and Engine Company 18 at 1370 South Blue Island.



City Colleges of Chicago



PBC 2006



The Public Building Commission of Chicago worked with the City Colleges of Chicago throughout 2006 as it managed its largest project since Millennium Park: the new Kennedy-King College campus.

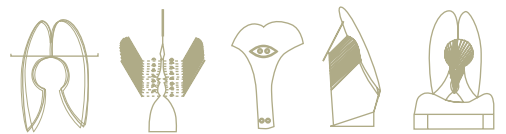
The six-building, 40-acre campus is located in the heart of the former business district of the Englewood community. Ground was broken on the project in the fall of 2005 and the project remained on schedule throughout 2006 in view of a targeted completion in the summer of 2007.

Anchoring revitalization efforts in the once-thriving area around 63rd and Halsted streets, the campus design features state-of-the-art facilities and increased space for academic programs as well as community-wide access to the campus library, day-care center, sports facilities, bookstore and restaurant. The project has included dozens of minority and women-owned firms the participation of resident laborers as well as student laborers from Kennedy-King's Dawson Technical Institute.



Financial Summary

PBC 2006



ASSETS

YEAR ENDED DECEMBER 31, 2006

Cash and investments	\$182,034,308
Capitalized leases receivable	277,000,000
Due from other governments and agencies	19,180,089
Other Assets & Receivables	2,078,903
Building and Land net of Depreciation	49,537,537

TOTAL ASSETS	\$529,830,837
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LIABILITIES

Accounts payable	\$54,270,200
Bonds payable	290,613,663
Deferred Project Revenue	62,206,705
Other liabilities	42,735,698

TOTAL LIABILITIES	\$449,826,266
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Net Assets	\$80,004,571
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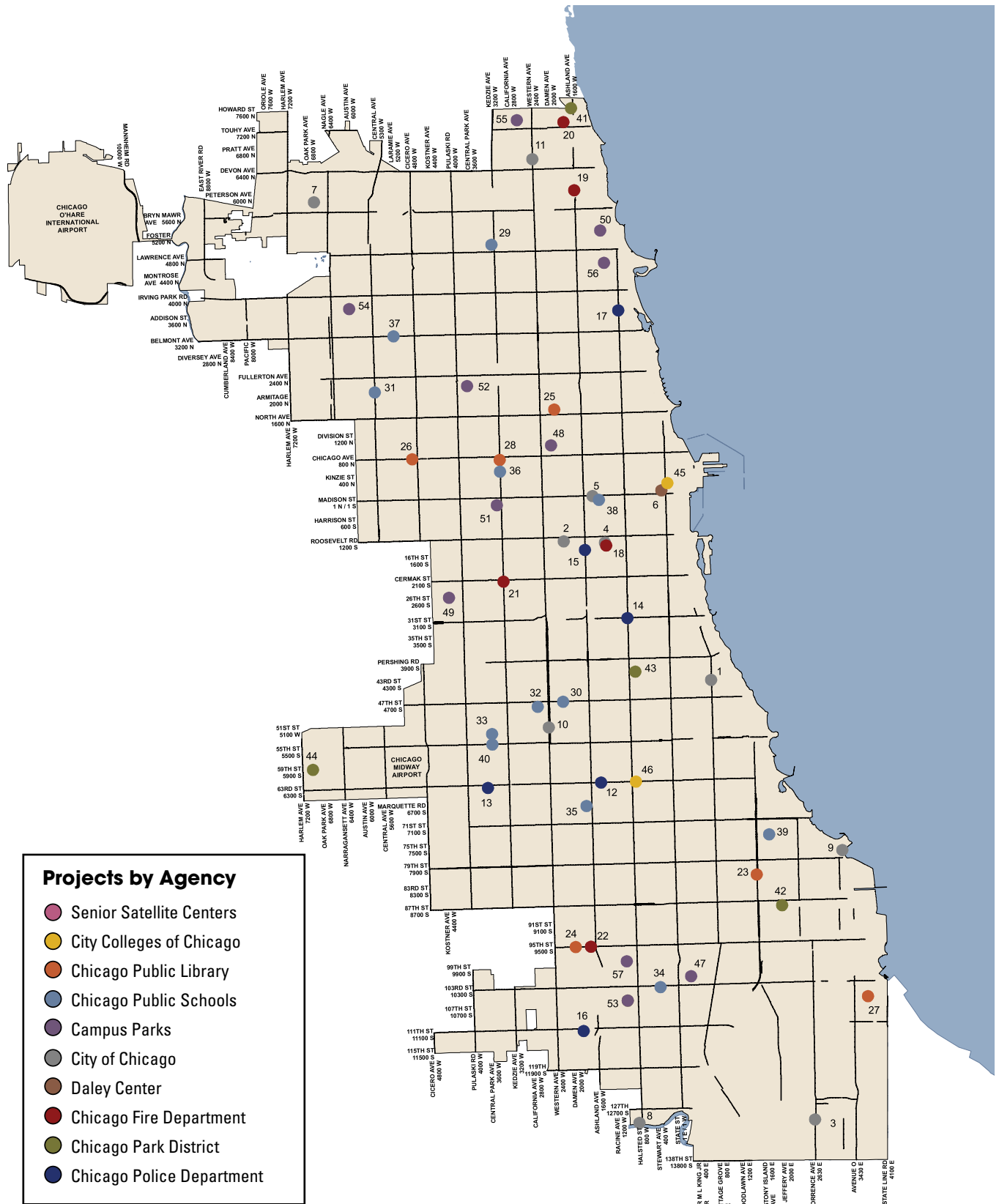
TOTAL LIABILITIES AND NET ASSETS	\$529,830,837
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PUBLIC BUILDING COMMISSION OF CHICAGO OPERATING HIGHLIGHTS

Direct project costs	\$212,499,351
Facility maintenance and operations costs	15,947,776
Administrative costs	7,575,958



Project Map by Agency



City of Chicago

- 1 4th Ward Yard Facility
4336 South Cottage Grove
- 2 Chicago Children's Advocacy Center
Phase II
1240 South Damen
- 3 Ford Calumet Environmental Center
130th & Torrence
- 4 Fosco Community Center
1312 South Racine
- 5 OEMC Operation Virtual Shield
1411 West Madison
- 6 Richard J. Daley Center
50 West Washington
- 7 Norwood Park Senior Center
5801 North Natoma
- 8 Salt Storage Facility
829 West 129th
- 9 South Water Plant
Chlorine Improvements
3300 East Cheltenham Place
- 10 Vehicle Maintenance Facility
5201 South Western Avenue
- 11 Warren Park Senior Center
6601 North Western

Police

- 12 7th District
1400 West 63rd Street
- 13 8th District
3600 West 63rd Street
- 14 9th District
3100 South Halsted
- 15 12th District
1430 South Ashland
- 16 22nd District
1901 West Monterey
- 17 23rd District
Halsted & Addison

Fire

- 18 Engine 18
1370 South Blue Island
- 19 Engine 70
5960 North Clark

- 20 Engine 102
7322-74 North Clark Street
- 21 Engine 109
2215 South Kedzie
- 22 Engine 121
1700 West 95th Street

Chicago Public Library

- 23 Avalon Branch Library
8148 South Stony Island Avenue
- 24 Beverly Branch Library
1962 West 95th
- 25 Bucktown/Wicker Park
Branch Library
1701 North Milwaukee
- 26 West Chicago Avenue
Branch Library
4856 West Chicago Avenue
- 27 Vodak/East Side Branch Library
3710 East 106th Street
- 28 West Humboldt Park Branch Library
727 North Kedzie

Chicago Public Schools

- 29 Albany Park Middle School
4929 North Sawyer
- 30 Back of the Yards High School
47th & Hoyne
- 31 Belmont-Cragin Area
Elementary School
Grand & Central
- 32 Brighton Park II School
48th & Rockwell
- 33 Kelly Currie Gage Park High School
53rd & St. Louis
- 34 Langston Hughes
Elementary School
103rd & Wentworth
- 35 Miles Davis Academy
6730 South Paulina
- 36 New Westinghouse High School
Kedzie & Franklin
- 37 Northwest Area Elementary School
Belmont & Laramie
- 38 Skinner Elementary School
111 South Throop
- 39 South Shore High School
75th & Jeffrey
- 40 Southwest Area Middle School
55th & St. Louis

Chicago Park District

- 41 Gale Community Center
1610 West Howard
- 42 Jesse Owens Park Fieldhouse
2032 East 88th Street
- 43 Taylor-Lauridsen Park Fieldhouse
647 West Root Street
- 44 Valley Forge Park Fieldhouse
7001 West 59th Street

City Colleges of Chicago

- 45 Harold Washington College
30 East Lake Street
- 46 New Kennedy-King College
6300 South Halsted

Campus Parks

- 47 Bennett Campus Park
10115 South Prairie Avenue
- 48 Columbus Campus Park
1003 North Leavitt
- 49 Corkery Campus Park
2510 South Kildare
- 50 Goudy Campus Park
5120 North Winthrop
- 51 Marshall Campus Park
3250 West Adams
- 52 Mozart Campus Park
2200 North Hamlin
- 53 Mt. Vernon Campus Park
10540 South Morgan
- 54 O.A. Thorpe Campus Park
6024 West Warwick Avenue
- 55 Rogers Campus Park
7345 North Washtenaw
- 56 Stewart Campus Park
4525 North Kenmore Avenue
- 57 Wacker Campus Park
9746 South Morgan Street

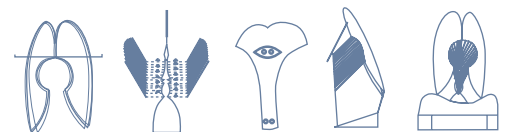


Picasso Illustrations

PBC 2006



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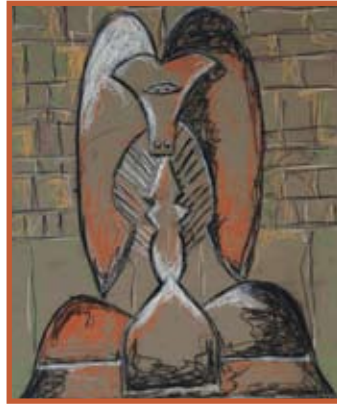




Mercedes Baker-Kulp
Von Steuben High School



Dylan Rabe
Whitney Young High School



Keshon Johns
Lincoln Park High School



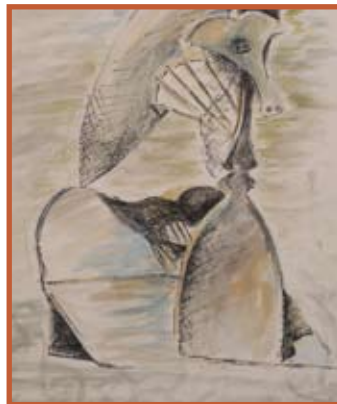
Lorelei Pement
Von Steuben High School



Talbert Dixon
Lincoln Park High School



Alex Larson-Walker
Homeschool



Charis Elizabeth Rich
Lincoln Park High School



Alejandro Jimenez
Curie High School





Tamara Render
Chicago Vocational School



Baozhen Li
Jones College Prep High School



Erik Clark
King College Prep High School



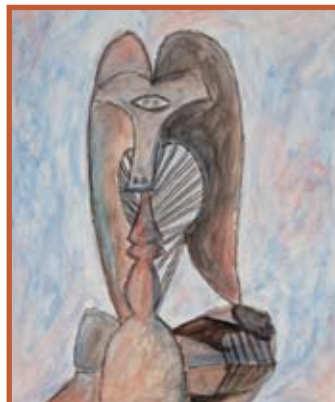
I.K. William Kim
Lincoln Park High School



George Brandon Binkley
Lincoln Park High School



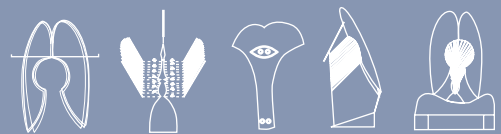
Darryl Dennard
Jones College Prep High School



Natalia Virafuentes
Lake View High School



Jaimia Skinner
Steinmetz High School





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Photography courtesy:

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City of Chicago, GRC Photo Services:

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Peter J. Schulz

Patrick L. Psyzka

