



# PBC

PUBLIC BUILDING COMMISSION OF CHICAGO

# 2010

POSITIONED FOR THE FUTURE

# ANNUAL REPORT





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20

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## Message from the Chairman

As I assume the Chairmanship of the Public Building Commission of Chicago (PBC), I am both proud and humbled. My pride is that of a Chicagoan who respects the role the PBC plays in maintaining Chicago as a city of internationally renowned architecture and vibrant neighborhoods.

Visitors from the world over come to admire Chicago. They are delighted by the sophistication of our “Magnificent Mile”, the architectural significance of our skyline and the unexpected beauty of the lakefront, dotted by sailboats on the horizon. Equally as impressive is our commitment to nature and environmental sustainability.

Our determination to live in harmony with the environment is evident throughout the city; from the flowers and landscaping that enhance streets in every community, to the tree-lined boulevards and parks that Chicagoans enjoy season after season.

Chicago is what so many other cities aspire to be. We are thriving, growing and continually reinventing ourselves as a city with a bright future. We are world-class with neighborhoods that hum with vitality and a central business district bustling with activity and excitement.

As the mayor in an era of increasingly scarce resources, government must operate with an equally increased level of accountability and transparency. I have a deep commitment to our taxpayers and I share the PBC’s commitment to environmental sustainability and economic sustainability. These practices are both inherently good and good for Chicago.

The PBC’s sustainable development practices help preserve precious natural resources while also saving the fiscal resources needed to ensure we can continue to build and renovate public facilities.

I appreciate the PBC’s commitment to hiring local firms and residents, which ensures that our public dollars do more to strengthen and sustain our businesses and our families.

The good works of the PBC are on display citywide: new and renovated police stations and firehouses, schools, libraries and parks.

These new and renovated structures have catalyzed neighborhood redevelopment, stimulating reinvestment that stabilizes and breathes new life into every community.

This record of achievement places us in a strong position for the future. I extend my thanks to fellow PBC Commissioners and our predecessors, I know that I am building on a strong foundation as the PBC Chairman. ■

*Rahn Emanuel*

*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 and economic sustainability.*

## Message from Executive Director Erin Lavin Cabonargi



As Executive Director of the Public Building Commission of Chicago (PBC), I know first-hand the cooperative efforts required to develop our community facilities and infrastructure. For the PBC, this means a solid partnership with our clients, strong leadership from the PBC Chairman and Board of Commissioners, unfailing support from city and regional service departments, and the tremendous investment and guidance from community groups and citizens. Because of this support, we have a proven track record of completing projects on schedule and within budget. Our processes continually evolve and improve so that we may be exemplary developers and stewards of the public fund. I am excited to say that success continues to grow at the PBC as we offer new program services, report exceptional cost performance and continue to bolster the exemplary social benefits derived from the public development process.

For more than fifty years, the PBC has served as the development agent for schools, libraries, parks, police stations, firehouses, city colleges, and other public facilities for the City of Chicago and Cook County at large. The PBC continues this tradition of

excellence working in partnership with our clients to plan, design and construct new and renovated public facilities that form cornerstones throughout our communities.

Strong stewardship of the public fund is paramount to the way we operate. With this in mind, the PBC implements both an Economic Sustainability Program and an Environmental Sustainability Program. These programs are integrated into every project we build and we are proud of the programs we have created and our continued positive results.

At the PBC, we are keenly aware of the economic impact our projects have on surrounding communities and we take specific steps to ensure that the process of bringing a new facility online also creates economic opportunities for local residents and businesses and contributes to the overall economic sustainability of our region.

For years, our Board has advocated for environmental sustainability. Because of their leadership and commitment to the environment,

elements of environmentally sustainable design are included in all of the projects we develop. These measures are not only good for the environment, but they also lower life-cycle and utility costs for each facility that we build. Each PBC project in development includes durable, regional and recycled materials, aggressive stormwater management, and recycling of construction waste. As of the release of this report, PBC has achieved certification on 36 facilities. As a result, the City of Chicago has 45 municipally-owned, LEED-certified buildings, a number far exceeding any other city in the nation.

The PBC has a unique role in renovating and building essential projects that impact our surrounding areas and create ripples of economic activity and community revitalization. For 2011 and beyond, we remain committed to building public facilities that are as solid and as vibrant as the communities they serve. ■

*Vision: The vision of the Public Building Commission is a built environment in which function, beauty and sustainability are inherent to 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.*



## The Public Building Commission of Chicago: 2010 in Review

The Public Building Commission of Chicago successfully completed 16 projects in 2010. The projects brought on line numerous new schools, park district fieldhouses, a water purification plant, a police station as well as a great deal of community open space.

The original budget and funding authorization for these 16 projects was \$395 million. As a result of exemplary cost performance, the PBC delivered these projects on time and under budget by more than \$30 million.

Completed projects included five new schools open to CPS students in Fall 2010 under the Modern Schools Across Chicago program. Eric Solorio Academy High School, Calmecca Academy of Fine Arts & Dual Language and Mariano Azuela Elementary School opened on the southwest side along with West Ridge Elementary School on the north side and Federico Garcia Lorca Elementary School on the northwest side.

The PBC also cut the ribbon at the new “Town Hall” 23rd District Police Station in the Lakeview community, the new Marshall Metro High School Campus Park on the City’s west side and the new Valley Forge Park Fieldhouse in the Garfield Ridge community.

Other projects included two beach houses, one school addition, two playgrounds, one park, one artificial turf project and a new water purification plant.

The PBC is proud to report another successful year of delivering high quality public amenities with exemplary schedule and cost performance. Most important, our projects promote environmental sustainability and economic sustainability and positively impact communities through every project we deliver.

Of the total construction dollars paid out by the end of 2010, over 30 percent was paid to minority-owned businesses and 4 percent to women-owned businesses, meeting and exceeding the PBC’s participation goals.

All PBC projects are designed to achieve a minimum LEED “Silver” certification from the United States Green Building Council (USGBC). As of the release of this report, the PBC has 35 projects registered with the USGBC, and a total of 36 additional projects have already achieved LEED certification.

Additional environmentally sustainable initiatives in 2010 included an energy efficiency retrofit project for the Richard J. Daley Center. New lighting, water fixtures, a heat induction system and boiler system controls are being installed to optimize the building’s energy and resource use. These Energy Conservation Measures (ECMs) will garner a guaranteed average savings of more than \$600,000 in utility and operational costs each year. ■

## Public Building Commission Board Members



**Dr. Byron T. Brazier**



**Martin Cabrera, Jr.**



**Toni Preckwinkle**



**Arnold Randall**



**Juan R. Rangel**



**Samuel Wm. Sax**



**Mariyana T. Spyropoulos**



**Gerald M. Sullivan**



**Bryan Traubert**



**David J. Vitale**

The 11-member Public Building Commission of Chicago (PBC) is chaired by Mayor Rahm Emanuel and comprised of representatives from the Chicago Public Schools, Chicago Park District, Cook County Board of Commissioners, Forest Preserve District of Cook County and the Metropolitan Water Reclamation District of Greater Chicago. The remaining five members are appointed by the Chairman to represent commerce, labor and the community.

The Public Building Commission of Chicago was established as an independent agency in 1956. The PBC 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 and economic sustainability.

The PBC delivers “turnkey” projects to its client through oversight that covers every aspect of project development from land acquisition to completion, including all stages of design, planning and construction. ■

## In Memory of *Commissioner Bishop Arthur M. Brazier*



For more than 40 years, Bishop Arthur M. Brazier, was known as a community builder. The Woodlawn Community on Chicago's South side is a testament to his vision and his commitment to improving the quality of life for the neighborhoods that surround his church, The Apostolic Church of God.

Young World War II veteran Arthur Brazier returned home to Chicago, meeting and marrying wife, Esther Isabelle Holmes in 1948. Brazier was named pastor to the Universal Baptist Church in 1952 and, as a married man with small children, enrolled in Moody Bible Institute's evening program in 1955 while employed as a letter carrier for the U.S. Postal Service. Inducted as Pastor of Apostolic Church of God in 1960 when Universal Baptist and Apostolic merged, he received his divinity degree from Moody the next year.

Pastor Brazier was strongly committed to the church but also to his community and social change. Under the tutelage of community organizer Saul Alinsky's Industrial Areas Foundation, in 1961, Pastor Brazier became the founding president of The Woodlawn Organization (TWO). TWO's mission was to revitalize the community and fend off the threat of encroachment by the University of Chicago's South Campus Expansion plan.

In the early 1960's, Brazier was one of the few African-American ministers that invited Dr. Martin Luther King, Jr. to Chicago and marched alongside him to protest segregation and injustice. He was a fearless visionary who worked to drive out gang violence in Woodlawn, attract affordable housing and revitalize the community.

In addition to TWO, Bishop Brazier also founded the Woodlawn Preservation and Investment Corporation (WPIC) and The Fund for Community Redevelopment and Revitalization. He achieved national prominence as a community developer and authored three books—"Delivery Systems for Model Cities", "Black Self-Determinations" and, "Saved by Grace and Grace Alone".

Appointed in 1986, Bishop Brazier sat on the Board of the Public Building Commission of Chicago for more than twenty four years before his death in 2010. Dr. Brazier was also a member and chairman of the Audit Committee since 2004.

He also chaired the Executive Committee of the New Communities Program/Woodlawn, an affiliate of the Local Initiative Support Corporation (LISC), and the Woodlawn Children's Promise Community (WCPC).

During his half century at the helm of the Apostolic Church of God, Pastor Brazier's influence grew exponentially. He served as a Bishop in the Sixth Episcopal District of the Pentecostal Assemblies of the World for thirty-one years, acting as a "force for good" to smaller congregations and communities across the Midwest and around the world. He presided over a congregation that grew to 20,000 active members at the time of his retirement in 2008.

Of all his many accomplishments, one of which Bishop Brazier was said to be most proud was the construction of a new building for Carnegie Elementary School, which sits in the shadow of his church on East 61st Street. ■

## Richard M. Daley: More Than 22 Years of Service

The former Mayor Richard M. Daley dedicated more than 22 years as Chairman of the Public Building Commission of Chicago. Under his leadership, more than 650 projects were delivered, bringing online numerous district police stations, firehouses, branch libraries and campus parks as well as Millennium Park in downtown Chicago, the new Kennedy King Campus at the intersection of 63rd and Halsted in the heart of Chicago's Englewood community, and 19 new and renovated schools under the Modern Schools Across Chicago program.

Richard M. Daley was appointed as a Commissioner of the PBC on May 10, 1989, and was elected as Chairman of the Board of Commissioners on October 2, 1989. Mayor Daley chaired his last Board meeting on May 12, 2011.

Under his leadership, the PBC has enhanced opportunities for local residents, minorities and women to participate in the construction industry by increasing the number of local residents and minority and female laborers, apprentices

and journey workers in the workforce and the percentages of minority-owned businesses and female-owned businesses that are awarded contracts on projects undertaken by the PBC.

Through Daley's dedication to improving the quality of life throughout the neighborhoods of Chicago and concerns for the environment, the PBC has achieved LEED certification from the U.S. Green Building Council for more municipally-owned facilities than any other city in the nation and Chicago has become among the most environmentally-friendly cities in the world.

The PBC was also an active partner in the 2010 Greenbuild Conference held in Chicago in November 2010, where then PBC Chairman Mayor Richard M. Daley received the first-ever Mayor Richard M. Daley Legacy Award for Global Leadership in Creating Sustainable Cities. The award will carry his name in perpetuity. ■

*"We do not inherit the earth from our ancestors; we borrow it from our children."*

*(Native American Proverb)*



## Economic Sustainability: A Core Value for PBC

It is possible to “do good as you do well”. That is why the PBC strives to help sustain and grow local businesses as it builds and renovates public structures in every community.

The tax dollars that finance these improvements also provide opportunities for Chicago-area workers and businesses to increase their access and enhance their ability to tackle more complex projects.

The PBC’s Economic Sustainability Program embraces the positive social change that only public development can deliver. In each project we take on, we integrate benefits through a variety of contract provisions and bid incentives including:

- Bid incentives for the employment of apprentices;
- Bid incentives for the employment of minority and female workers;
- Contract provisions that require that at least 50% of the labor force be residents of the City of Chicago;

- Contract provisions that require community hiring; helping to employ those closest to the work at hand;
- Contract provisions that require local business participation;
- And, contract provisions that require minority- and women-owned (M/WBE) business participation.

Because of its steadfast commitment to its participation goals of 24% MBE and 4% WBE for construction and professional services, in 2010, the PBC not only met but, in most cases, exceeded those goals. Of the 16 construction projects that were completed in 2010, minority- and women-owned business enterprise participation exceeded 30%.

Majority contractors were provided multiple opportunities to network and share information about upcoming bid opportunities with M/WBE vendors, and inter-agency cooperation enlarged the pool of certified M/WBE’s that were eligible to participate on PBC projects. The PBC accepts valid M/WBE certification from

the City of Chicago, Cook County, the State of Illinois – Central Management Services, the Metropolitan Water Reclamation District and the Chicago Minority and Women’s Business Development Councils. Participation goals for all projects are monitored using software to assure compliance and timely reporting.

While doing well in the role of controlling costs and ensuring that public dollars for construction and renovation are wisely spent, the PBC is also working for “good” by ensuring that these public dollars contribute to the economic sustainability of Chicago and the region. This is an investment that strengthens the city and lays the foundation for a stronger, more vital future. ■

## Energy Conservation: A Shared Goal for Chicago and its Sister Agencies

The Public Building Commission of Chicago and its sister agencies are working together to achieve higher levels of energy efficiency in the existing City and County facilities. They have embarked on an Multi-Agency Guaranteed Energy Performance Contracting Services Program that will provide guaranteed savings which will recoup the cost of the retrofits through reduced energy bills.

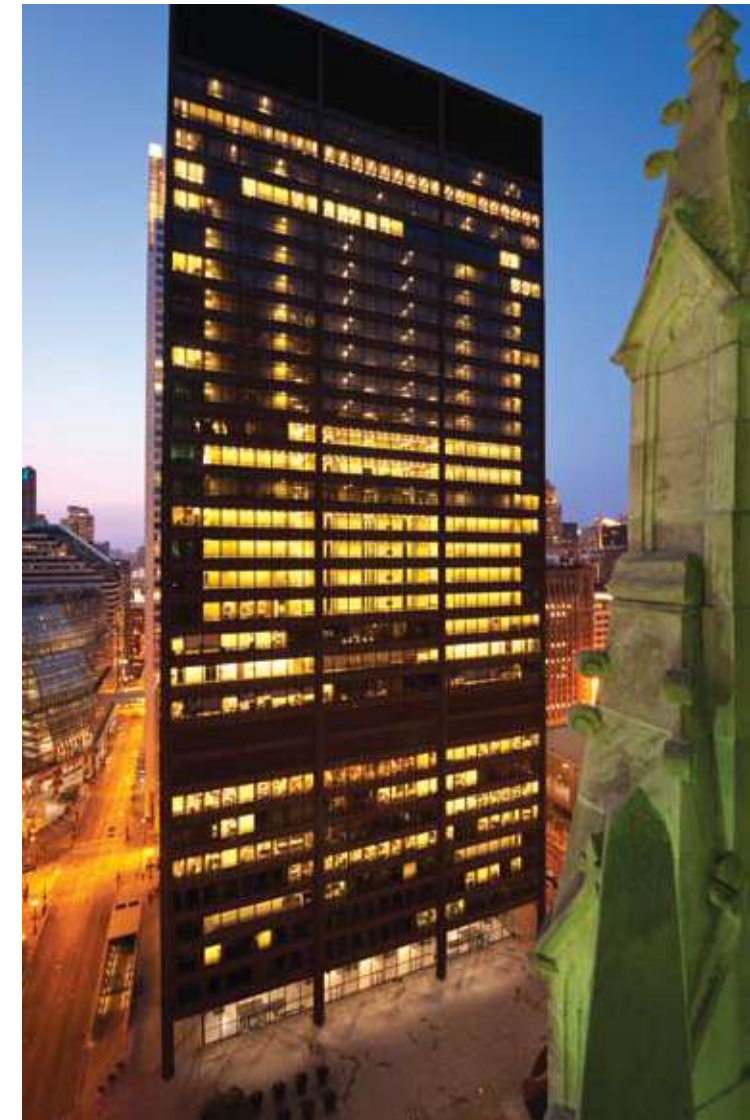
This Energy Conservation Program is being implemented by the Public Building Commission at the Daley Center and will be replicated on a larger scale in City Buildings as well as Chicago Public Schools and other sister agencies. To reduce the amount of energy we use and to conserve our water, our greatest natural resource, the PBC integrates many sustainable strategies into each project we develop.

The range of conservation and efficiency measures implemented at the Daley Center includes: lighting upgrades, new boiler controls, chiller renovation and modifications as well as HVAC upgrades and water conservation. These energy conservation measures will save more than \$600,000 annually.

This project is funded by a \$5.9 million dollar Tax Exempt Lease Purchase Agreement (TELPA) between the Public Building Commission of Chicago and Green Campus Corps. Funds to repay the TELPA over a 15-year period will come from the guaranteed energy savings, which allows the work to be done at no expense to the taxpayers. ■



The art classroom at Calmecca Academy of Fine Art and Dual Language features natural daylighting.





**All are landscaped with natural and adaptive plant species that require less water while providing year-round appeal.**

## Environmental Sustainability: Leading the Sustainability Movement in the United States

**T**he City of Chicago leads the environmental sustainability movement in the United States and currently has 45 LEED Certified municipally-owned facilities, more than any other city in the nation.

The bulk of these facilities, 36, have been developed by the PBC. The PBC also has an additional 35 municipally-owned facilities registered to achieve LEED certification. More than 20 of the registered projects are already in construction.

All PBC projects are designed to achieve a minimum LEED “Silver” certification from the United States Green Building Council (USGBC).

The PBC has adopted a set of high standards that govern all construction and renovation projects. The commission developed prototypes that contribute to land assembly and design efficiencies, but their greater contribution is the fact that the designs standardize the use of resource efficient technologies and practices in every aspect of projects undertaken by the PBC.

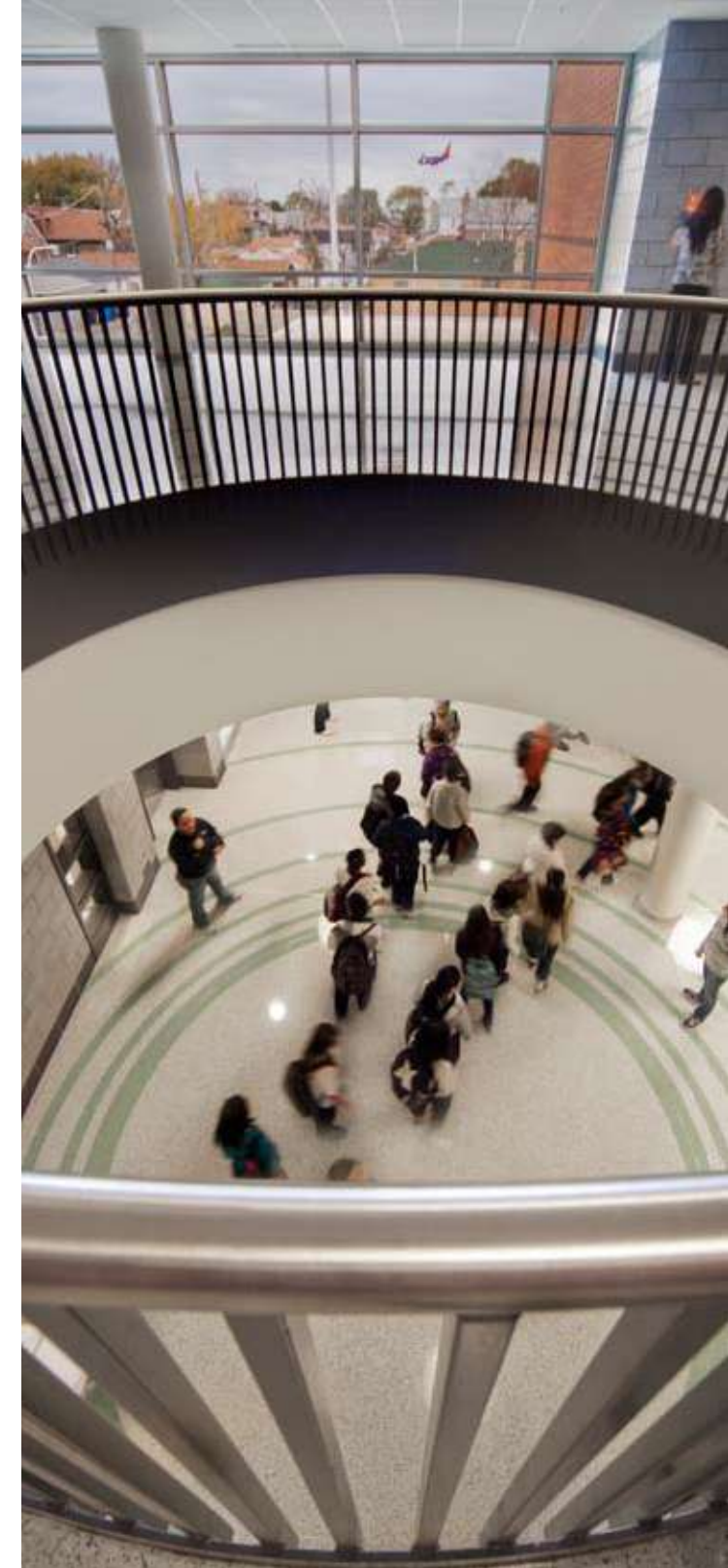
Long before others recognized the significance of innovations such as the “green roof” to minimize energy for heating and cooling and low-flow plumbing that uses 30% less water, the PBC was

pushing ahead to standardize these and other efficiencies that make the most of what nature provides.

PBC projects rely heavily on the use of natural lighting and solar heating, light sensors and energy-efficient appliances. All are landscaped with natural and adaptive plant species that require less water while providing year-round appeal. Lighter-colored building exteriors and their surroundings minimize the “urban heat island” effect and porous concrete surfaces help to alleviate problematic storm water run-off into combined sewer systems.

Each facility constructed by the PBC has an air quality plan to protect workers during construction and end-users once the work is completed. To conserve scarce resources and diminish its carbon footprint, the PBC also emphasizes diversion of landfill waste and use of recycled content and local resources that are easily accessed.

Being good stewards of the environment helps us to improve the quality of life in Chicago because when we include elements of environmentally sustainable design in our projects, we lower life cycle costs, reduce costs for utilities and minimize the drain of our natural resources. ■





***Modern Schools Across Chicago*** reflects the City's strong commitment to meet the need for new and renovated learning spaces.

## Chicago Public Schools

**2010** was another year of achievement for the Modern Schools Across Chicago (MSAC) program, a major initiative by the PBC on behalf of the Chicago Public Schools. Five more new schools were completed, bringing to a total of 11 new schools and one major renovation completed by the PBC since the program was launched in 2006.

The MSAC initiative, announced in late 2006, pursues an aggressive capital program that creates new school facilities and major renovation projects through an innovative funding strategy. At the time of this announcement, with no state capital funding available for over a decade, the Chicago Public Schools (CPS) and City of Chicago partnered to develop a capital program funded by both CPS General Obligation bonds and Tax Increment Financing (TIF) backed bonds.

Four new elementary schools and one high school opened in 2010. In the Avondale/Irving Park area on the northwest side, the Federico Garcia Lorca Elementary School welcomed students as did the Calmecca Academy of Fine Arts & Dual Language in the Brighton Park community to the southwest. Also opened in 2010 were the West Ridge Elementary School at the far northern edge

of the city, Mariano Azuela Elementary School in the West Lawn community on the southwest side and the new Eric Solorio Academy High School in the southwest Gage Park community.

All of the new elementary schools are built to serve approximately 900 pre-kindergarten through 8th grade students in 105,000-square-foot, three-story, steel frame and masonry construction buildings. All four include new classrooms for science, computers, music, and art as well as libraries, gymnasiums, and dining facilities.

The new Eric Solorio Academy High School is constructed on a new CPS prototype—the Urban Model High School (UMHS) design that serves 1,200 students. This 209,000-square-foot steel frame and masonry construction structure with three stories plus a lower level includes space designed for music, art, and athletic functions.

Due to exceptional cost and schedule performance, MSAC schools have been delivered on time and under budget.







## Chicago Public Schools (continued)

Each of these new high schools has separate entrances to athletic and library facilities for community use on evenings and weekends.

As with all MSAC projects, all five new schools employed the design and construction template that reflects the PBC's deep commitment to environmental sustainability and energy efficiency. All five are registered to achieve "Silver" level certification from the U.S. Green Building Council for Leadership in Energy and Efficiency in Design (LEED).

Both elementary school and high school prototype designs maximize the use of natural light while incorporating efficient lighting and electrical systems to reduce energy use by as much as 25%. They minimize energy needed for transporting materials, the material selection process favors recycled and regional materials that are highly durable. All five schools achieved a 30% reduction in water consumption by featuring low-flow plumbing fixtures and sensory lavatories. Additionally, all incorporate storm water runoff management systems and all are attractively landscaped with adaptive and native plant species that require less water to maintain. Because

air quality is an important consideration during construction and for the end-user, schools utilize an air displacement system and incorporate the use of materials, finishes and green cleaning products that minimize fumes.

In other school improvement efforts, 2010 brought the completion of a new 4,800-square-foot annex with a green roof to provide additional learning space to the Oliver Wendell Holmes School in the south side's Englewood community. The new annex includes a cafeteria with a full kitchen that will, for the first time, allow students there to enjoy hot lunches. The renovation also includes a 20,000-square-foot artificial turf field complete with fencing and benches.

A new artificial turf field was also installed at the John C. Burroughs Elementary School in the Back of the Yards community to replace 19,000-square-foot of natural sod and allow repairs to the irrigation system that maintains the surrounding landscape.

Looking ahead to 2011, MSAC will maintain its aggressive pace. The beautiful new South Shore International College Preparatory High School

will open its doors, as will replacements for Adam Clayton Powell Jr., Paideia Academy, also in South Shore as well as Ogden International School of Chicago on the near north side.

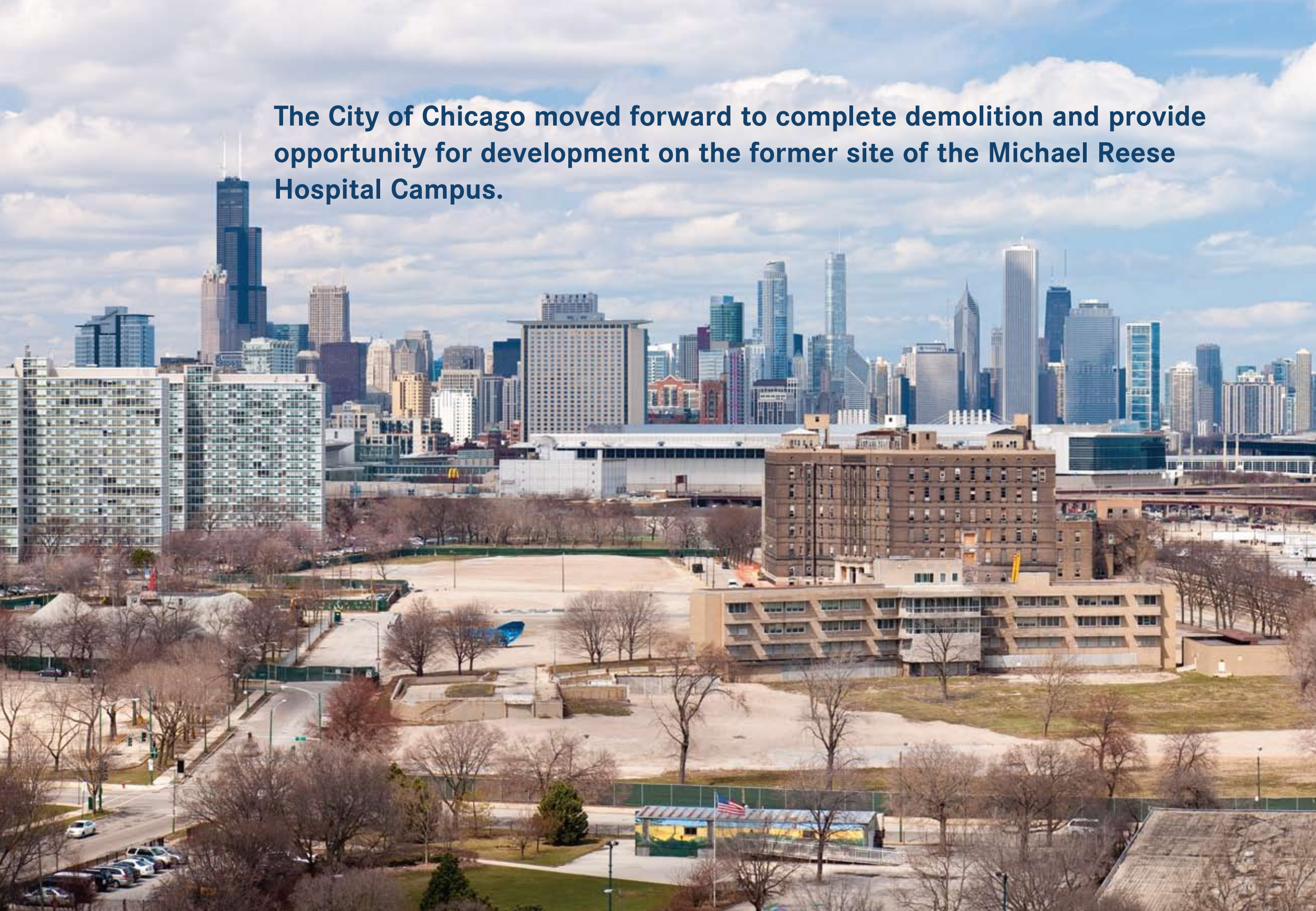
New additions will be completed for Garvy Elementary School in the Norwood Park community and for Sauganash Elementary School, both on the city's northwest side. Mt. Greenwood Elementary School on the far southwest side will see completion of a new annex in 2011 and Gwendolyn Brooks College Preparatory Academy in the Roseland community on the south side will complete two additions.

2011 will also conclude major renovations at the Collins High School in the west side's North Lawndale community. ■



**Chicago continues to provide new and improved schools for its children. Four new elementary schools were built to each serve approximately 900 pre-kindergarten through 8th grade students.**

**The City of Chicago moved forward to complete demolition and provide opportunity for development on the former site of the Michael Reese Hospital Campus.**



## The City of Chicago: Michael Reese Hospital Site

The City of Chicago moved forward in 2010 with an effort to provide opportunity for development as the PBC oversaw demolition of 27 structures on the former site of the Michael Reese Hospital Campus in the Douglas community. The historic Singer Pavilion is slated to remain but all other structures will be demolished. All of the buildings earmarked for demolition had suffered from years of neglect and abandonment, posing a serious safety risk to the community.

103-year-old Michael Reese Hospital campus stretches from approximately 26th Street south to 31st Street and from Vernon Avenue on the west to the Illinois Central Railroad tracks and Lake Park Avenue on eastern border.

The 37-acre hospital campus was purchased by the City of Chicago from Medline, Inc., in June 2009, in a transaction that included a \$32.5 million dollar charitable contribution from Medline to fund site demolition and improvements.

Redevelopment options for the Michael Reese Hospital site are being considered as part of a broader plan for south lakefront improvements

that will provide new housing, greater community access to the waterfront and more boating opportunities. ■



A photograph of a modern Chicago Police Department building. The building features a brick facade on the left and a large glass facade on the right. The words "CHICAGO POLICE DEPARTMENT" are mounted on the brick wall. The glass facade has "DISTRICT 23" and the address "850" visible. The building has a green-tinted glass canopy over the entrance. The sky is blue with some clouds.

**CHICAGO POLICE DEPARTMENT**

**DISTRICT 23**

850

**Facilities designed to promote 21st Century policing and to accommodate the human and technical demands of today's police force.**



## Chicago Police Department

The north side's Lakeview community is the site of the newest addition to Chicago's facilities designed to promote 21st Century policing. The new, 44,000-square-foot 23rd District Police Station replaced a facility that was more than a century old and unable to accommodate the human and technical demands of today's police force.

The new 23rd District accommodates a staff of 450 people over three shifts with locker rooms for males and females, rooms for roll call, exercise and interviewing and a sally- port. It also has holding cells, evidence areas, administrative and general offices, and a new multi-level 360 vehicle parking structure, as well as a 150-foot communications tower to facilitate the departments increased reliance on crime-fighting technology.

The new 23rd District was designed to achieve "Gold" level certification under the U.S. Green Building Council's standards for Leadership in Energy and Environmental Design. Its construction relied heavily on the use of recycled materials; recycling construction waste and on materials made and manufactured locally. Sustainability features include a turbine generator waste heat recovery

system and a sophisticated building energy management system that uses 24% less energy.

Exterior design elements incorporate the use of a combination green and reflective roof, light-colored pavement for "urban heat island" effect reduction, and native and adaptive plant species for drought resistant landscaping. ■



Aerial view of Chicago's new 23rd District Police Station.

**Designed with a driveway that will ease maneuvers for all fire vehicles as they enter.**





## Chicago Fire Department

The next new structure for the Chicago Fire Department will open in 2011 with a single-story, 14,000-square-foot facility for Engine Company 109 in South Lawndale on the city's west side. Based on a PBC prototype, it will be load-bearing masonry with exterior brick finish and terrazzo flooring. Engine Company 109 will accommodate as many as 16 firefighters and include four officers' quarters.

It is designed with a driveway that will ease maneuvers for all fire vehicles as they enter an apparatus storage bay equipped with three inbound and three outbound doors.

Engine Company 109 will seek LEED "Silver" certification through reliance on high-efficiency water and electrical fixtures and a geothermal heat exchange system that is shared with the Little Village Branch Library, also scheduled for completion in 2011. The new firehouse will feature light-reflective paving and a green roof that reduces "urban heat island" effect, recycled and locally sourced materials and drought-resistant landscaping. ■



Construction site of the new Engine Company 109.

**The City of Chicago has demonstrated an unparalleled commitment to ensuring that there is a modern public library in every community.**



# Chicago Public Library

The City of Chicago has demonstrated an unparalleled commitment to ensuring that there is a modern public library in every community. For more than 20 years, the PBC has led a drive to replace old, cramped and out-dated libraries and build new ones for previously underserved communities.

As the demand for research, media and resources has led us to a greater reliance on technology, libraries have become very different places than they once were and Chicago's library system has been a leader in that evolution.

The PBC and the Chicago Public Library maintained the steady pace for modernization and expansion during 2010 as work continued on four new libraries that will open in 2011. The four are based on two design prototypes that assure a uniform standard of quality while minimizing time and cost attached to the projects.

All branches are designed with a full range of community needs in mind. Each is fully-wired to accommodate today's digital technology and configured with the physical capacity to host a variety of activities and meetings for students and the community.

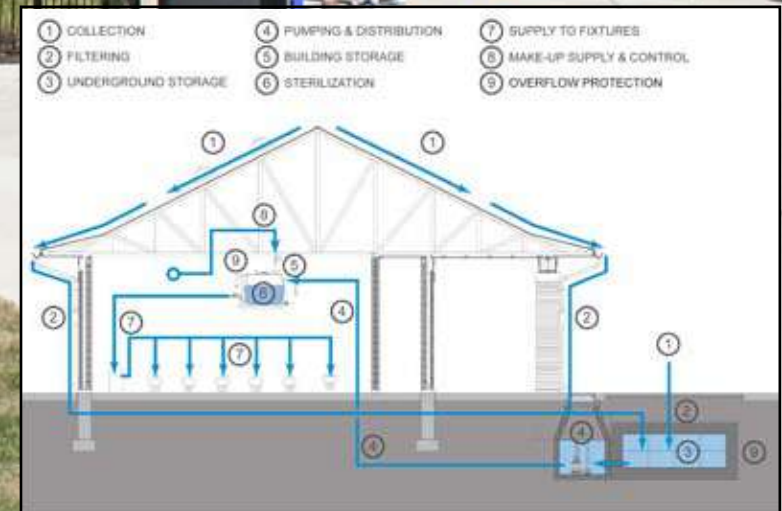
The Richard M. Daley Branch Library in northwest side Humboldt Park and the Little Village Branch in South Lawndale on the City's West Side will both be 16,300-square-foot, single-story facilities. Little Village will be located adjacent to the Fire Department's new Engine Company 109 and will share heating and cooling systems with the new firehouse.

The Dunning Branch Library on the far northwest side is being built adjacent to Dever School. It will replace the West Addison Branch which closed in 2009. The Greater Grand Crossing community will also get a new branch. Dunning and Greater Grand Crossing are both designed for an 8,800-square-foot prototype.

All branch library projects are designed to maximize use of space, natural lighting and energy and water conservation techniques. Both new branch library design prototypes qualify for "Silver" certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards. ■



Commitment to providing every community with access to green space and an array of recreational options.



## Chicago Park District and Campus Parks

In 2010, The Chicago Park District maintained its strong commitment to providing every community with access to green space and an array of recreational options for Chicagoans of every age. In 2010, the PBC and the Park District opened two new beach houses on the lakefront, a new park, a new field house, a new school campus park and two refurbished playgrounds.

Beach-goers in the north side's Edgewater community and the south side's Oakland community are enjoying new comfort stations. Both Kathy Osterman Beach House to the north and the 41st Street Beach House to the south are 2,750-square-foot, single-story brick masonry buildings equipped with concession spaces and restrooms for men, women and families as well as Life Guard Offices with lockers, restrooms and showers. Both facilities are equipped with a rainwater harvesting system that provides water for flush fixtures. The rainwater harvesting system is not only sustainable, its presence educates the public about how we can better utilize natural resources and reduce waste.

Park 484 in the southwest side West Lawn community is a new green space—a 9-acre park providing five baseball fields with backstops, dugouts and bleachers as well as an arboretum

with an asphalt walking path, ornamental benches and a picnic area.

Valley Forge Park in the Garfield Ridge community is the site of a new 10,244-square-foot field house whose design includes a large half-court gymnasium with storage, fitness and clubrooms, locker rooms for men and women, a pantry, a reception area and an administrative office. The new field house, which was designed to achieve “Silver” LEED certification by the U.S. Green Building Council, has a structural steel frame with a masonry brick veneer exterior and is surrounded by parking and landscaped areas.

Marshall High School on the City's west side is home to a new 10.3-acre campus park created to provide the school with a multi-purpose field for football, soccer or softball. The park, which was created by vacating the streets surrounding the school, also features enhanced landscaping with shade trees, benches and an arboretum embellished by ornamental lighting and fencing. Other site improvements included reconfiguring the existing parking lot to create additional spaces at the north end of the school as well as adding a new parking lot at the south end.

Two well-worn playgrounds opened with “new leases on life” in 2010. The 17,000-square-foot Marquette Park Playground in the southwest side Chicago Lawn community and the 24,000-square-foot Piotrowski Park Playground in South Lawndale on the west side were both refurbished. Old play equipment, wood chips and barriers were replaced by new landscaping and play equipment for children 2-5 and 5-12 years of age. Swing sets at both play lots were also replaced and ADA-accessible drinking fountains and rubberized soft surface materials were installed. ■



Park 484 at Mariano Azuela Elementary School.





## City of Chicago and Sister Agencies: Integrated Surveillance Program

**U**nder the auspices of the PBC, the City of Chicago and its sister agencies have joined forces to develop the Integrated Surveillance Program (ISP). This security camera installation program was designed and installed with a standard, unified methodology that ensures each individual system communicates with the security camera network at the City's Office of Emergency Management and Communication (OEMC).

The link to the OEMC security camera network is viewed as a critical component in the enterprise risk management program for these City Departments and for the Chicago's Emergency Response Initiatives. In the event of an incident, OEMC has the capacity to quickly assess the emergency and direct first responders to the scene.

More than 3,300 cameras have been installed throughout the City of Chicago since the ISP began in 2006 with participation by OEMC; the Departments of Transportation and General Services; the Chicago Public Schools; the Chicago Housing Authority, and the Chicago Park District. As of 2010, the ISP has expanded to include the Chicago Police and Fire Departments; Chicago Public Library; the Departments of

Fleet Management and Water; the Chicago Transit Authority; City Colleges of Chicago and Metropolitan Pier and Exposition Authority.

Each participating department and agency is equipped with a network of high-definition, internet protocol video cameras. These cameras have up to 15 days of on-site storage capacity and are accessible around-the-clock to OEMC and the Chicago Police Department. The system enables each agency to use multiple broadband connection options—cellular, wireless and fiber optic.

As manager of the unified installation, the PBC provides consistent quality installations, on time and within budget. These security systems are ready for activation in the integrated network as soon as the installations are complete and all of the participating agencies benefit from this coordinated approach.

Cameras for multiple agencies are jointly procured, enabling the PBC to negotiate additional supplier discounts for video management software and security camera system maintenance while saving money for taxpayers. Additionally, because of its role in coordinating purchase and installation of

the surveillance network, PBC has been able to improve the system as it expands—embracing new trends in technology, installation efficiencies and improvements to the system's risk management practices.

PBC's oversight of the ISP covers every aspect, from security and risk assessment to planning, design, installation and testing. PBC also provides assistance in securing funding, grant management, staff training and maintenance of the camera system. ■

## Summary Financial Position

### ▶ ASSETS

Cash and investments	\$63,897,209
Capitalized leases receivable	218,970,000
Due from other governments and agencies	79,509,332
Other Assets & Receivables	2,647,782
Building and Land net of Depreciation	67,811,898

<b>TOTAL ASSETS</b>	<b>\$432,836,221</b>
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### ▶ LIABILITIES

Accounts payable	\$80,137,723
Bonds payable	229,404,684
Deferred Project Revenue	28,431,901
Other liabilities	14,657,700

<b>TOTAL LIABILITIES</b>	<b>\$352,632,008</b>
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<b>Net Assets</b>	<b>\$80,204,213</b>
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<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$432,836,221</b>
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### ▶ PUBLIC BUILDING COMMISSION OF CHICAGO

OPERATING HIGHLIGHTS  
YEAR ENDED DECEMBER 31, 2010

Direct project costs	\$354,127,008
Facility maintenance and operations costs	17,859,574
Administrative costs	12,938,044

# PBC Active Project List

<p><b>CITY OF CHICAGO</b></p> <ol style="list-style-type: none"> <li>1. DoIT Fiber Optic Broadband Citywide</li> <li>2. Michael Reese Hospital Demolition 2929 S. Ellis Ave.</li> <li>3. OEMC Operation Virtual Shield 1411 W. Madison St.</li> <li>4. South Water Purification Plant 3300 E. Cheltenham Pl.</li> <li>5. DGS Camera System Integration Multiple Locations</li> <li>6. Ford Calumet Environmental Center 130th &amp; Torrence Ave.</li> <li>7. OEMC Camera Infrastructure Program Multiple Locations</li> </ol> <p><b>CHICAGO HOUSING AUTHORITY</b></p> <ol style="list-style-type: none"> <li>8. CHA Broadband Service Upgrade Multiple Locations</li> <li>9. CHA Surveillance Initiative Multiple Locations</li> </ol> <p><b>CHICAGO POLICE DEPARTMENT</b></p> <ol style="list-style-type: none"> <li>10. 12th District Police Station 1408 S. Blue Island Ave.</li> <li>11. 23rd District Police Station 850 W. Addison St.</li> </ol>	<p><b>CHICAGO FIRE DEPARTMENT</b></p> <ol style="list-style-type: none"> <li>12. Engine 16 Firehouse 53 E. Pershing Rd.</li> <li>13. Engine 109 Firehouse 2301 S. Kedzie Ave.</li> </ol> <p><b>CHICAGO PUBLIC LIBRARY</b></p> <ol style="list-style-type: none"> <li>14. Back of the Yards Branch Library 4616 S. Ashland Ave.</li> <li>15. Richard J. Daley Branch Library 3406 S. Halsted St.</li> <li>16. Dunning Branch Library 7455 W. Cornelia Ave.</li> <li>17. Edgewater Branch Library 6000 N. Broadway</li> <li>18. Greater Grand Crossing Branch Library 1000 E. 73rd St.</li> <li>19. Humboldt Park Branch Library Addition 1605 N. Troy St.</li> <li>20. Little Village Branch Library 2311 S. Kedzie Ave.</li> <li>21. Sulzer Regional Library IT Upgrade 4455 N. Lincoln Ave.</li> <li>22. Richard M. Daley Branch Library 733 N. Kedzie Ave.</li> <li>23. Whitney Young Branch Library 415 E. 79th St.</li> </ol>	<ol style="list-style-type: none"> <li>24. Woodson Regional Library IT Upgrade 9525 S. Halsted St.</li> </ol> <p><b>CHICAGO PUBLIC SCHOOLS</b></p> <ol style="list-style-type: none"> <li>25. Air Force Academy Renovation 3630 S. Wells St</li> <li>26. Mariano Azuela Elementary School 4707 W. Marquette Ave.</li> <li>27. Back of the Yards Area High School 2111 W. 47th St.</li> <li>28. Bouchet Math and Science Academy Addition 7355 S. Jeffery Ave.</li> <li>29. Brighton Park II Area Elementary School 2611 W. 48th St.</li> <li>30. Gwendolyn Brooks College Prep Academy Additions 250 E. 111th St.</li> <li>31. John C. Burroughs School Park Artificial Turf 3542 S. Washtenaw Ave.</li> <li>32. Calmecca Academy of Fine Arts and Dual Language 3456 W. 38th St.</li> <li>33. Marvin Camras Elementary School Renovation 3000 N. Mango Ave.</li> </ol>	<ol style="list-style-type: none"> <li>34. Collins Campus Renovation 1312 S. Sacramento Dr.</li> <li>35. Edgebrook Elementary School Addition 6525 N. Hiawatha Ave.</li> <li>36. Garvy Elementary School Addition 5225 N. Oak Park Ave.</li> <li>37. Oliver Wendell Holmes Elementary School Addition 955 W. Garfield Blvd.</li> <li>38. Jones College Preparatory High School 700 S. State St.</li> <li>39. Lakeshore East Elementary School S. Columbus Dr. &amp; E. Lake St.</li> <li>40. Federico Garcia Lorca Elementary School 3231 N. Springfield Ave.</li> <li>41. McCutcheon Elementary School Renovation 4865 N. Sheridan Road</li> <li>42. Mt. Greenwood Elementary School Linked Annex 10841 S. Homan Ave.</li> <li>43. Ogden International School of Chicago 24 W. Walton St.</li> </ol>
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# Project Map by Agency

- 44. Peck Elementary School Renovation  
3826 W. 58th St.
- 45. Adam Clayton Powell,  
Jr. Paideia Academy  
7511 South Shore Dr.
- 46. Sauganash Elementary  
School Addition  
6040 N. Kilpatrick Ave.
- 47. Eric Solorio Academy High School  
5400 S. St. Louis Ave.
- 48. South Shore International College  
Prep High School  
1955 E. 75th St.
- 49. Southeast Area Elementary School  
104th St. & Indianapolis Ave.
- 50. Southwest Area High School  
7651 S. Homan Ave.
- 51. West Ridge Elementary School  
6700 N. Whipple St.
- 52. Operation Safety Net  
Multiple Locations
- 53. Fenger High School Security  
Camera Project  
11220 S. Wallace St.
- 54. Rosenblum Park Development  
7529 S. Constance Ave.

## CHICAGO PARK DISTRICT

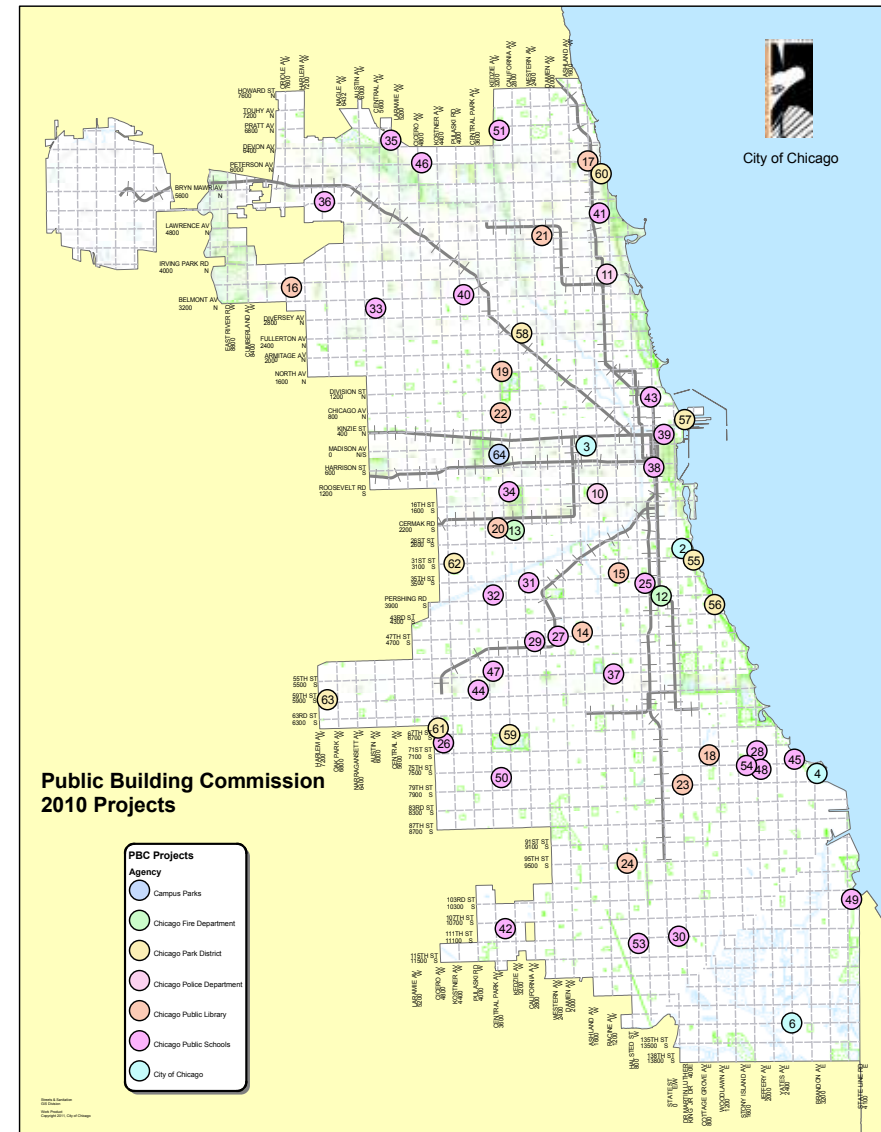
- 55. 31st Street Harbor  
3155 S. Lake Shore Drive
- 56. 41st Street Beach House  
4101 S. Lake Shore Drive
- 57. Gateway Harbor  
705 E. Water St.
- 58. Haas Park Fieldhouse  
2404 N. Washtenaw Ave.
- 59. Marquette Park Playground  
6743 S. Kedzie Ave.
- 60. Kathy Osterman Beach House  
5701 N. Lake Shore Drive
- 61. Park 484  
4701 W. 67th St.
- 62. Piotrowski Park Playground  
4247 W. 31st St.
- 63. Valley Forge Park Fieldhouse  
7001 W. 59th St.

## SCHOOL CAMPUS PARKS

- 64. Marshall Metro High School  
Campus Park  
3250 W. Adams St.

## CHICAGO TRANSIT AUTHORITY

- 65. CTA Rail Station Security Project





Public Building Commission of Chicago  
50 W. Washington  
Chicago IL, 60602  
[www.pbcchicago.com](http://www.pbcchicago.com)

