2011 | ANNUAL REPORT

BUILDING COMMUNITY

PBC

Public Building Commission

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MESSAGE FROM THE CHAIRMAN

When I became Chairman of the Public Building Commission (PBC) in 2011, I committed to finding strategies to decrease costs, increase transparency and effectiveness of government, create jobs, and continue to build the infrastructure that strengthens the neighborhoods and communities that make Chicago a world-class city.

In 2011, the PBC completed projects on time and under budget, while implementing contract provisions and bid incentives that encourage minority- and women-owned business participation as well as a diverse and local workforce. Every project built by the PBC brings the kind of community benefits that only public development can deliver.

At my first board meeting in June 2011, I, along with my fellow PBC Board of Commissioners, committed to doubling the number of LEED certified buildings in the City of Chicago. Since the announcement, the Public Building Commission has achieved LEED certification on an additional seven projects at years end, including: Valley Forge Park Fieldhouse, Calmeca Academy for Fine Arts and Dual Language, 23rd District Police Station, Mariano Azuela Elementary School, Federico Garcia Lorca Elementary School, Richard M. Daley Branch Library and Ogden International School of Chicago.

The PBC has also provided greater transparency through increased reporting of agency, program and project information on the PBC website and through numerous communication tools.

Finally, new to the Annual Report this year is a special section highlighting awards and accolades achieved by the PBC. We are excited to announce that the PBC received 12 prestigious awards in 2011.

Through the challenges of tough economic times, the PBC has emerged positioned for growth and ready to continue as a public development leader. We are always looking for new ways to increase cost effectiveness through innovative methods for project delivery. For the residents of the City of Chicago and beyond, we will continue to strengthen our City and our region, one project at a time. ■

Rahm Emanuel

Mayor Rahm Emanuel
PBC Board Chairman

PBC BUILDING COMMUNITY

MISSION:

The Public Building Commission of Chicago 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.

VISION:

The vision of the Public Building Commission of Chicago 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.

MESSAGE FROM THE **EXECUTIVE DIRECTOR**

The PBC development process is one that is transparent and responsible in the stewardship of the public fund. As a public developer, the PBC tracks project delivery with an eye toward continuous improvement and best practices. Our 2011 accomplishments reflect a strong project delivery approach as well as strong economic sustainability and environmental sustainability programs.

In 2011, the PBC completed the development of 17 new or renovated facilities as well as numerous infrastructure projects, on time and under budget. Looking forward, we expect 2012 to continue the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

We illustrate our commitment to transparency, accountability and strong stewardship of the public fund in many ways. We measure our performance at the PBC based upon the total value brought to each community in which we work, and the value brought to the region at large.

Each program and individual project developed by the PBC brings on line wonderful amenities in the form of new or improved schools, athletic and recreational facilities, library branches and public safety facilities. However, the value brought to a community is more than the facility alone; it is the impact of the initial investment within the community and the long term imprint upon our environment.

As such, we have established performance metrics that extend beyond total cost performance and cost effectiveness to measure the economic sustainability and the environmental sustainability of each program and individual project we deliver.

It is with great pride that the PBC delivers these wonderful public amenities in a way that fosters a diverse and local workforce and helps to build capacity among local businesses and minority- and women-owned businesses. It is with equally great pride that the PBC continues to be a leader in environmentally sustainable development and asset management practices having developed 39 LEED certified public facilities by the end of 2011. These practices foster the respect of our environment and natural resources for generations to come.

On behalf of the PBC Board of Commissioners and the PBC staff, we hope that you have the opportunity to utilize these remarkable public facilities that truly **Build Community**. ■

Erin Lavin Cabonargi
Executive Director

THE PUBLIC BUILDING COMMISSION OF CHICAGO: 2011 IN REVIEW

Highlights for 2011 include the completion of 17 new or renovated facilities along with numerous infrastructure projects. These projects include one fieldhouse, one firehouse, four new branch libraries, two library renovation projects, one library reading garden and eight new or renovated school projects.

- Haas Park Fieldhouse
- Engine Company 109 Firehouse
- Richard M. Daley Branch Library
- Dunning Branch Library
- Greater Grand Crossing Branch Library
- Little Village Branch Library
- Sulzer Regional Library Renovation
- Woodson Regional Library Renovation
- Greater Grand Crossing Branch Library Reading Garden
- Gwendolyn Brooks College Preparatory Academy Additions
- Collins High School Renovation
- Garvy Elementary School Addition
- Mt. Greenwood Elementary School Linked Annex
- The Ogden International School of Chicago
- Adam Clayton Powell, Jr. Paideia Academy
- Sauganash Elementary School Addition
- South Shore International College Prep High School

Notably, the new Little Village Branch Library and the new Engine Company 109 Firehouse were completed in 2011. These new public facilities share a single campus in the city's South Lawndale community. The facilities' adjacency provides for a public service campus. It serves as an anchor for the community as well as a unique opportunity to implement a combined wellfield geothermal system and other sustainable site features, resulting in a showcase of integrated green design and shared amenities.

Also worthy of note, the new South Shore International College Prep High School was featured in the January 12, 2012 issue of ***Architectural Record Magazine***. Further, the PBC received 12 prestigious awards including the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Finance, Construction Management Association of America (CMAA) Project Achievement Award (Program Category) for the Modern Schools Across Chicago program and the ***Engineering News Record*** (ENR) Midwest Award of Merit for the Ogden International School of Chicago.

The PBC has developed standard performance metrics and reporting tools that illustrate transparent and responsible program

and project management including cost performance and effectiveness; job creation as well as workforce and business participation.

Cost Performance and Effectiveness

The PBC manages a multi-year capital program with more than $2 billion of development authority on behalf of our clients: Chicago Public Library, Chicago Public Schools, Chicago Park District, and the City of Chicago, among others. For this multi-year program, projects are currently trending under budget by 7.07%, representing a variance of $150 million under the original undertaking budgets. The approved change order percentage for all categories is 2.3%. These rates are below the industry standard change order percentage for new municipal and educational construction work at 3-5%. The PBC's total Indirect Costs average 13.32% of total project costs. Indirect Costs for project development services average 11.2% of total project costs. This is consistently below the industry average of 25% of total project costs.

Job Creation

As good stewards of the public fund, the PBC focuses on economic sustainability in project and program development. The construction of the projects completed in 2011 has created approximately 1,100 Full-Time Equivalent (FTE) jobs (construction and professional services), and to date more than 8,200 individuals have been employed on these 17 projects in construction alone.

Workforce and Business Participation

The PBC bids and awards projects with many contract provisions that provide economic opportunity and human sustainability. These provisions include requirements for local workforce and community hiring, requirements for minority- and women-owned business (M/WBE) participation as well as local business participation.

With regard to M/WBE commitments in 2011-on newly awarded work, nearly $250 million of construction work was bid and awarded by the PBC in 2011. The minority-owned business (MBE) commitment on the total construction work awarded during the year is 26.31%, or $64.9 million, and the women-owned business (WBE) commitment for this work is 4.52%, or $11.2 million. New in 2011, the PBC began to track its M/WBE performance for professional services. For the 12 new projects awarded, with a total value of $4.1 million during the year, the MBE commitment for these services is 45.57%, or $1.8 million, and the WBE commitment for this work is 15.16%, or $624K.

With regard to M/WBE compliance-actuals paid to date, the 17 projects completed in 2011 have a total contract value of $243 million. As paid to date, at year end, these projects achieved MBE participation of 33.60%, or approximately $77 million, and WBE participation of 5.74%, or approximately $13 million. Professional services for the 17 projects completed in 2011 represent a total value of $22.9 million. As paid to date, these services have achieved MBE participation of 35.47%, or $7.5 million, and WBE participation of 11.09%, or $2.3 million.

For more information on PBC performance metrics, please visit the PBC website at **www.pbcchicago.com** where all Quarterly Staff Reports are available for review. ■

PBC BOARD MEMBERS

The Public Building Commission of Chicago is a municipal corporation created pursuant to the provisions of the Public Building Commission Act (50 ILCS 20 et. seq.) (the "Act"), adopted by the Legislature of the State of Illinois on July 5, 1955.

The following municipal corporations joined in the organization of the Commission in 1956: the City Council of the City of Chicago, the Board of Commissioners of the County of Cook, the Board of Commissioners of the Forest Preserve District of Cook County, the Board of Education of the City of Chicago, the Metropolitan Sanitary District of Greater Chicago (currently named the Metropolitan Water Reclamation District of Greater Chicago) and the Board of Commissioners of the Chicago Park District.

The PBC Board consists of eleven board members. Six of the eleven board members are appointed by the Mayor of the City of Chicago with the advice and consent of the City Council. The remaining five members are appointed by the above-mentioned municipal corporations. Commissioners have relevant experience in real estate management, building construction, community engagement, or finance. Board members are appointed to serve a five-year term or until a successor is named. ■

Rahm Emanuel

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

2011 AWARDS AND ACCOLADES

The PBC was awarded 12 industry awards for excellence in program and project development in 2011, in addition to two notable publication features. The awards represent external validation of PBC's approach to development and implemention of best practices.

Additionally, the awards are an integral component of the PBC's communication strategy, allowing the PBC to highlight the successful development of projects and programs within the industry. Award nominations for PBC projects have been received from user agencies, architectural firms, contractors, program managers, community leaders, and trade and professional organizations. Publications and awards received for 2011 are:

- Government Finance Officers Association Certificate of Achievement for Excellence in Finance Reporting for the 2009 Fiscal Year
- Construction Management Association of America (CMAA) Project Achievement Awards for Modern Schools Across Chicago in the Program/Program Phase-Buildings Category
- 2011 Engineering News Record (ENR) Midwest Award of Merit for Ogden International School of Chicago
- Chicago Architecture Foundation Patron of the Year Award for South Shore International College Prep High School
- 2011 Driehaus Foundation Award for Park District Fieldhouses
- Driehaus Foundation Award for Architectural Excellence Nominee for Two Projects-Chicago Neighborhood Development Awards (CNDA)
- 2011 Chicago Building Congress (CBC) Merit Award Finalist for Federico Garcia Lorca Elementary School
- 2011 Chicago Building Congress (CBC) Merit Award Finalist for Lakefront Beach Houses
- 2011 American Council of Engineering Companies (ACEC)-Illinois Engineering Excellence Special Achievement Award for 41st Street Beach House
- 2011 American Council of Engineering Companies (ACEC)- Illinois Engineering Merit Award for 7th District Police Station
- 2011 National Terrazzo and Mosaic Association, Inc. (NTMA) Honor Award for West Ridge Elementary School
- Career and Technical Education (CTE) Partnership-Certificate of Appreciation
- *Illinois Real Estate Journal*-Article on the success of the Multi-Agency Guaranteed Energy Performance Contracting Program (MAGEPC) at the Daley Center: Published October 2011
- *Plumbing System & Design Magazine*-Feature on the innovative development of the Rainwater Harvesting system at Lakefront Beach Houses: Published October 2011

ALSO IN 2011, THE PBC PUBLISHED THREE BEST PRACTICE GUIDELINES:

- **Water Reuse Handbook**
  http://www.pbcchicago.com/pdf/WaterReuse.pdf
- **Stormwater Management**
  Guidelines for Campus Parks
  http://www.pbcchicago.com/pdf/CampusParkStormwater_Final.pdf
- **Living Prototype**
  http://www.pbcchicago.com/pdf/PrototypeBook_Spreads.pdf

ECONOMIC SUSTAINABILITY: STEWARDSHIP OF THE PUBLIC FUND

Strong stewardship of the public fund is central to the way we operate. With that in mind, the PBC implements robust Economic Sustainability and Environmental Sustainability Programs. These programs facilitate project development and contribute to the viability of neighborhoods throughout Chicago and Cook County.

The PBC has a rich history of community participation in its programs and projects, with a commitment to economic opportunity and human sustainability. From community hiring and local residency requirements, to M/WBE participation and equal employment opportunity goals, the PBC has been at the forefront of developing and implementing programs that enable the rich diversity of Chicago and Cook County to be represented in the work of the PBC. The cornerstone of these participation requirements are embodied in the following provisions included in PBC procurement documents and construction contracts:

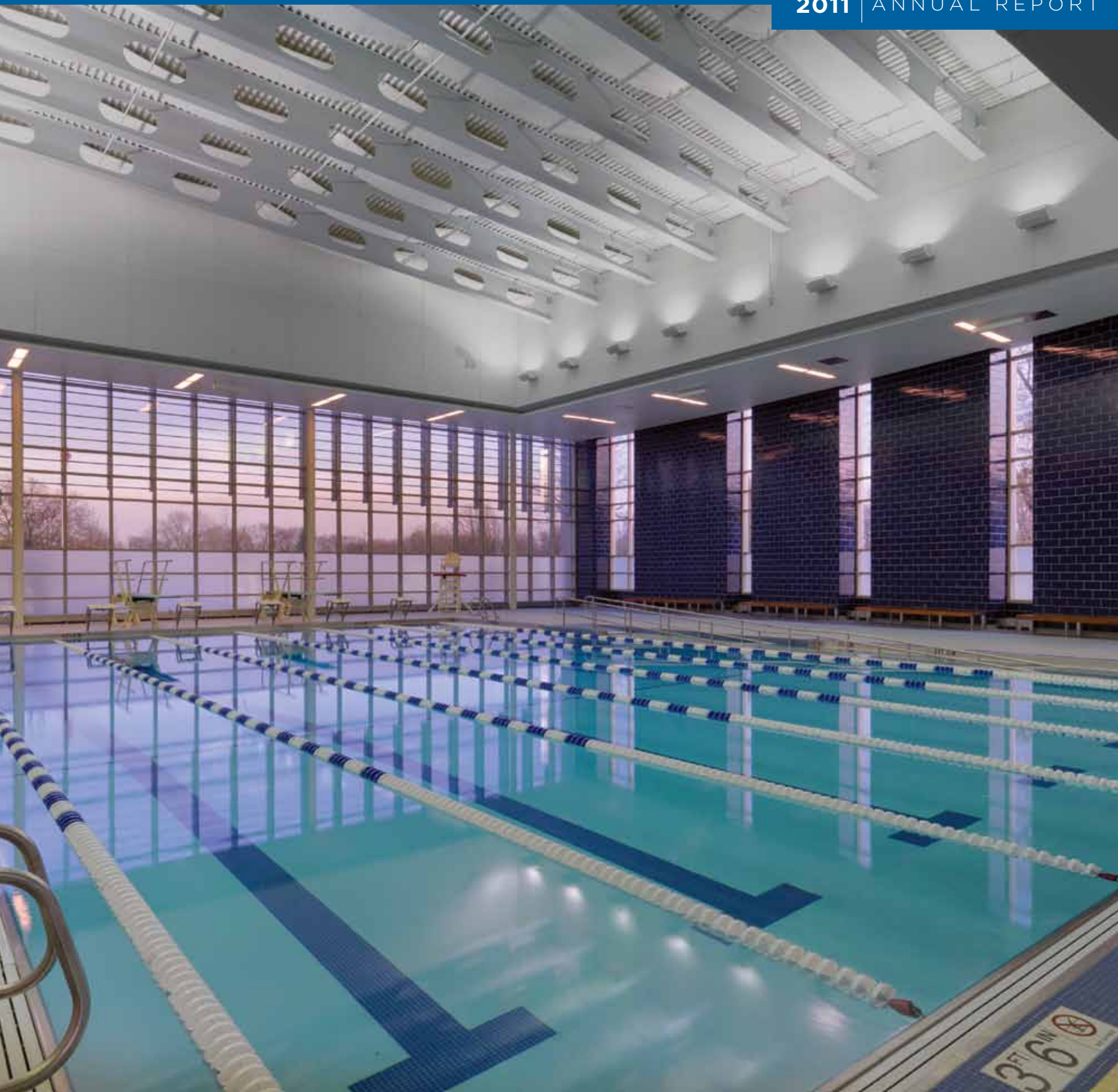
- Bid incentives for the employment of apprentices;
- Bid incentives for the employment of minority and female workers;
- Contract provisions that require that at least 50% of the labor force be local residents;
- Contract provisions that require community hiring; helping to employ those closest to the work at hand;
- Contract provisions that require Chicago General Contractors awarded PBC projects to subcontract at least 25% of the contract worth to Chicago subcontractors. General Contractors not located in Chicago must award at least 35% of the work to local subcontractors
- Contract provisions that require minority- and women-owned business participation.

Refer to the '2011 in Review' section of this report for the PBC's performance in these categories or visit the PBC website where every Quarterly Staff Report is published along with information on current projects including contractors, payment applications and procurement opportunities.

Chicago is truly a dynamic place to live, work and play. The PBC recognizes that our projects provide new and enhanced opportunities for citywide services and that we need qualified design and construction professionals to carry out that mission to benefit our communities.

Outreach and education are critical to these efforts. We take both seriously, and are constantly developing new means, including deploying the technological tools available to us, that draw people and businesses into our programs and projects. In addition to our Annual Contractor Outreach event, the PBC has coordinated multiple community outreach events as well as participated in numerous external outreach events. ■

As custodians of the public trust, the Commission provides extensive information on its programs and projects to the public. The Commission's website, **www.pbcchicago.com**, includes information on all current projects, including contractors, payment applications, and procurement opportunities.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ENVIRONMENTAL SUSTAINABILITY: INNOVATION IN GREEN DESIGN

The Public Building Commission plays a unique role in shaping the environment. We lead by example demonstrating and strengthening our commitment to the environment and strong stewardship of our natural resources and the public fund. Our streamlined project oversight and efficiencies focus on building high-quality, low-maintenance and environmentally -sustainable facilities.

As of year-end 2011, the PBC has developed 39 of the City's LEED municipal buildings, with an additional 33 registered. As a result, the City of Chicago has 50 municipally-owned, LEED-certified buildings, more than any other city in the nation.

PBC projects are designed to achieve a minimum LEED "Silver" certification, but we also aim higher. When we integrate sustainable practices into each of our projects, we achieve the long-term results of reduced operating costs and preservation of our natural resources.

The PBC integrates many sustainable strategies into each project that we develop. These strategies reduce the amount of energy used, they conserve our water, they connect us with transportation alternatives, they provide great outdoor and public spaces and they utilize regional and recycled materials.

The PBC applies sustainable design strategies to increase energy efficiency and reduce our carbon footprint and minimize our contribution to climate change. The 39 LEED-certified and occupied projects awaiting certification as well as the Daley Center Energy Star efforts have brought forth an impressive LEED "Harvest" to date:

- Over 18 million gallons of potable water saved annually;
- Over $1 million in energy savings per year;
- Total Green Roof Area of over 1.5 million square feet;
- 499,000 gallons of stormwater diverted from sewers;
- 138,000 tons of construction and demolition waste diverted from landfills;
- $40 million of recycled content in building materials used;
- $67 million in building materials manufactured in the Chicago region;
- 42 electric vehicle charging stations included in PBC projects;

We are proud of the progress we have made on Chairman Mayor Emanuel's pledge to double the number of municipally-owned LEED certified buildings in the City of Chicago, and we will continue to find new ways to broaden our environmental sustainability program. When we include elements of sustainable design, we lower life cycle costs, reduce utility costs and minimize the drain on our natural resources. Each new PBC project represents a new opportunity to improve the environmental impact for future generations and to share our pioneering environmentally-sustainable strategies with the citizens of Chicago and beyond. ■

As of year-end 2011, the PBC has developed 39 of the City's LEED municipal buildings, with an additional 33 registered. As a result, the City of Chicago has 50 municipally-owned, LEED-certified buildings, more than any other city in the nation.

CHICAGO PUBLIC SCHOOLS

Eight school projects were completed by the Public Building Commission on behalf of the Chicago Public Schools in 2011, including one new high school, two new elementary schools, one high school addition project, three elementary school addition projects and one high school renovation. Five of these projects are part of the Modern Schools Across Chicago (MSAC) program, a major initiative by the PBC on behalf of the Chicago Public Schools. Since its announcement in 2006, the PBC has completed 14 new schools, one addition and two renovation projects through the MSAC program.

We are very proud of the cost and schedule performance of the projects we develop for CPS. The PBC has been engaged to develop a large multi-year capital program for CPS and has been granted the authority to spend up to $1.395 billion to execute the program. At years end 2011, we are happy to report that this program is being delivered on schedule and under budget by more than 10%, over $145 million under budget, at $1.25 billion.

The PBC was also honored to receive awards for both an elementary school and a high school development in 2011. The new Ogden International School of Chicago received the 2011 Midwest Award of Merit from ***Engineering News Record*** (ENR). The small urban site would not accommodate a prototypical design with a surface play area and parking lot. To accommodate the required 900-student capacity, a unique design was developed from the same kit of parts included in all elementary schools. Unlike other schools, and because of its location, this school incorporated a single-level basement garage, a vegetated roof with accessible walkways and a rooftop learning garden and play area.

Additionally, the Chicago Architecture Foundation chose the South Shore International College Preparatory High School as the recipient of their Patron of the Year Award in the Government Category. The new high school, located in the South Shore community implemented the Urban Model High School prototype. The design includes many wonderful amenities including four performance and visual arts classrooms, a library, a gymnasium, a natatorium with a six-lane pool, student dining facilities and a campus park.

One key feature of the Urban Model High School design is the provision for community use on evenings and weekends. The school features separate, independent entrances for both the library and the athletic wing as well as dedicated storage and administrative spaces for the Chicago Park District or community operator.

The elementary school prototype is also designed for community use, with access to gym, dining facility and specialty spaces. The new Adam Clayton Powell, Jr, Paideia Academy in the South Shore community was one of the two new elementary schools, along with Ogden to be completed in 2011. In addition to community use opportunities, the facility features a courtyard and covered arcade, standard academic classrooms, spaces for science, music and art, gymnasium and library.

DEARBORN STREET

CENTER

Gwendolyn Brooks College Preparatory High School received two additions to its existing school building. An addition with auditorium and arts suites, music and practice rooms, and library/media resource center was completed on the east side of the building, while a gymnasium, natatorium and fitness room were added through an addition on the west side of the school.

Three addition projects were also completed to increase capacity at elementary schools on the northwest side of the City, Garvy Elementary School in the Norwood Park area, Sauganash Elementary School in the Forest Glen community and Mt. Greenwood Elementary School in the Mt. Greenwood community.

The addition at Garvy Elementary School included eleven classrooms and one science lab. Sauganash Elementary School's addition included twelve classrooms, one science lab and a warming kitchen with a dining facility. The Mt. Greenwood Elementary School addition provided eight new classrooms and a warming kitchen with a dining facility.

Renovations were completed at the Collins High School campus in the North Lawndale community. The PBC completed interior and exterior finishes including the conversion of an auto shop into a library and media center, finishes to the Arts Wing, upgrades to the auditorium lighting system and landscaping. Additional work will be completed in 2012 that will improve athletic amenities.

Looking ahead to 2012, work progresses on numerous projects. The PBC will complete the new James Shields Middle School serving 900 students in the Brighton Park community and the new Sarah E. Goode STEM Academy High School serving 1,200 students in the Ashburn community. The Edgebrook Elementary School addition project will also be completed.

2012 will also see the completion of renovation projects at Air Force Academy High School, Charles R. Henderson Elementary School and Peck Elementary School.

Upgrades at Air Force Academy High School in the Armour Square community will include ADA accessibility upgrades, warming kitchen renovation, two science labs, lockers rooms, interior finish repairs, along with landscape upgrades.

Henderson Elementary School in the West Englewood community will receive exterior masonry repairs, ADA compliance renovations and mechanical upgrades.

In the West Elsdon community, the Peck Elementary School will see repairs to exterior masonry, interior program renovations and electrical and plumbing upgrades.

2012 will also see the completion of two artificial turf projects and the Rosenblum Park Redevelopment project featured below. The turf projects are in development at Henry D. Lloyd Elementary School in Belmont Cragin community and the Josefa Ortiz de Dominguez Elementary School in South Lawndale. ■

FUTURE PROJECTS

The Rosenblum Park Redevelopment project, adjacent to South Shore International College Preparatory High School, will bring expansive open space and wonderful amenities to the community. The park, scheduled for completion in 2012, will include new baseball fields, renovation of a softball field, a new artificial turf practice football field, new basketball courts, walking trail around the park perimeter, as well as a play lot.

CHICAGO POLICE DEPARTMENT

In partnership with the City of Chicago, the Public Building Commission is engaged in a program to build new police stations in several communities across the City of Chicago. The new facilities, replacing outdated stations that in many cases are more than 50 years old, feature the most up-to-date technology that help officers deliver outstanding service to the communities they serve and protect.

The next Chicago Police Department facility, slated for completion in 2012, is the new 12th District Police Station located in the Near West Side neighborhood. The new 44,000-square-foot police station is expected to open in fall of 2012. It will offer many modern features, including a technologically advanced roll call room, secure viewing and lineup rooms, a "quiet room" for traumatic incident counseling and a physical fitness room for officers. It will also have a community room to accommodate group functions, meetings, as well as warming and cooling station capabilities for times of severe weather.

The new police station is designed to achieve LEED "Gold" Certification and will feature green elements, including a green and reflective roof, that reduces the urban heat island effect, microturbines for clean heat, and landscaping that features native and adaptive plantings and permeable paving, allowing rainwater to soak into the ground instead of draining into sewers, where it has to be treated as wastewater. ■

The next Chicago Police Department facility slated for completion in 2012 is the new 12th District Police Station located in the Near West Side neighborhood. The new 44,000-square-foot police station is expected to open in fall of 2012. It will offer many modern features, including a technologically advanced roll call room, secure viewing and lineup rooms, a "quiet room" for traumatic incident counseling and a physical fitness room for officers.

CHICAGO FIRE DEPARTMENT

CHICAGO FIRE DEPARTMENT

The PBC works in partnership with the Chicago Fire Department to build firehouses in neighborhoods throughout our City. These facilities embody the spirit of service for each man and woman who becomes a firefighter or first responder. Our continued commitment with the Chicago Fire Department is represented in the new firehouse located in the South Lawndale community completed in 2011.

The new Engine Company 109 implements a modern design to offer living quarters, advanced training options and office workspace for officers. It provides firefighters the latest in technology, enhancing quick response to various types of emergencies within the communities they serve.

The new 14,000-square-foot firehouse features load bearing masonry with exterior finish brick and includes amenities such as accommodations for up to 16 firefighters, with four separate officer quarters; apparatus bay to house multiple emergency response vehicles; a hose tower and watch tower; a staff training/ educational room; and a full-service kitchen and dining area.

A notable project for 2011, the new firehouse was built adjacent to the new Little Village Branch Library. The design for the campus includes an innovative wellfield geothermal system shared between these two different types of facilities and expected to proactively reduce energy use.

Other sustainable features at Engine Company 109 include green and reflective roof, aggressive stormwater management, native and adaptive landscape species, automatic, low-flow plumbing fixtures, and lighting sensor and daylight harvesting. ■

Looking forward to 2012, the PBC will complete the new Engine Company 16 firehouse in the Grand Boulevard community. This new 18,500-square-foot facility will implement a prototype design that has been expanded to accommodate hazmat equipment as well as administrative space for the regional EMS/paramedic unit.

CHICAGO **PUBLIC LIBRARY**

The Public Building Commission in partnership with the Chicago Public Library (CPL) celebrated the completion of four new branch libraries in 2011. These branches are part of a program that includes the construction of new facilities as well as addition and renovation projects throughout the City of Chicago. Each branch continues the CPL mission to provide all Chicagoans with a free and open place to gather, learn, connect, read and be transformed.

The 8,900-square-foot, environmentally-sustainable Dunning Branch Library replaces the former West Addison Branch which closed in 2009. The new facility features a collection of books, newspapers and magazines for children, teens and adults. The collection also includes numerous educational and entertainment DVDs, online research databases and a special collection featuring Polish Heritage.

Serving a community that previously had been without a local library, the 8,900-square-foot, Greater Grand Crossing Branch Library was made possible in part through a land donation

by the Gary Comer Science and Education Foundation. The new branch brings a renewed commitment of service to the community. Additionally, the branch offers two special programs sponsored by the Comer Foundation including "Teacher in the Library," to assist students with class work and "Cyber Navigator" to help patrons better understand technology.

Located in the South Lawndale community, the new Little Village Branch Library features the one-story prototypical design. The building is 16,300 square feet and features include a book capacity of 45,000 volumes, a reading capacity for 144 patrons, a multipurpose room with a seating capacity for 70 patrons in addition to 32 hard-wired computers and wireless internet access throughout. Additional amenities include on-site parking, attractive landscaping and an innovative geothermal heat exchange system that is shared with the adjacent Engine Company 109.

The new Richard M. Daley Branch Library in Humboldt Park is named after the former Mayor and PBC Chairman. It also uses the one-story prototype design and it is one of three new locations to offer YOUmedia, which connects youth with digital media, books and skilled mentors. Offering both a physical and online space, YOUmedia allows young people from across the city to explore their interests, learn new skills and have a safe environment in which to do homework and socialize with friends.

In addition to the four new branch libraries, two library renovation projects were also completed in 2011. Sulzer Regional Branch Library in the Lincoln Square community and Woodson Regional Library in the Washington Heights community saw renovations and IT upgrades.

Specific environmentally-friendly elements, accounting for sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality were incorporated in each building's design. All new branch library designs qualify for "Silver" certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards.

These new libraries are that special third place — beyond home and work — where people come to improve their lives, nourish their intellect or simply to be entertained. The library is where people of all ages and backgrounds gather freely. Through its rich and current book collections, state-of-the-art technology and cultural and public partnerships, the Chicago Public Library is a thriving, engaged leader in Chicago's diverse neighborhoods.

Looking forward to 2012, the PBC is also anticipating the completion of the addition and renovation project at Humboldt Park Branch Library. The existing library in the Humboldt Park community will receive a 5,000-square-foot addition that will house a YOUmedia center, renovations to the existing branch and additional parking. ■

CHICAGO PARK DISTRICT

The PBC works with the Chicago Park District to design, build, update, and enhance parks and structures to better serve residents of the City of Chicago. With the construction of new Park District fieldhouses and improvements to existing facilities, Chicagoans have a wealth of options when looking for a place to play.

The completion of the new Haas Park Fieldhouse in 2011 continues this commitment to parks and open space. The facility includes a gymnasium with bleachers to accommodate basketball and volleyball games, club rooms, an exercise equipment room, gym storage, reception area, an administrative office, public restrooms and other spaces for community use and program offerings by the Chicago Park District.

The 11,300-square-foot building, located in the Logan Square community, features masonry and curtain wall construction. The openness of the lobby entrance and multi-purpose room allow for visibility into the park and generous daylight to enter into the main building spaces.

Looking forward to 2012, the PBC continues to design, build, update, or enhance parks and amenities to better serve residents. New facilities with gymnasia, fitness centers and meeting rooms are in development.

One such project is 31st Street Harbor. Scheduled for completion in 2012, this project will bring more than 1,000 new boat slips to the lakefront, as well as a base to serve youth fishing and sailing programs. On shore a new community building will offer exceptional views of the lake and the skyline, a canoe/kayak storage area and launch locations, a parking facility that will double as winter boat storage and additional usable park land.

2012 will also see the completion of the Douglas Park Artificial Turf project in North Lawndale. This project includes the installation of an artificial turf field, in place of the existing natural grass, to enhance the existing recreational area by providing a weather resilient surface. ■

The 11,300-square-foot building, located in the Logan Square community, features masonry and curtain wall construction. The openness of the lobby entrance and multi-purpose room allow for visibility into the park and generous daylight to enter into the main building spaces.

HAAS PARK FIELDHOUSE

CITY OF CHICAGO AND SISTER AGENCIES: INFRASTRUCTURE

Integrated Surveillance Program

The PBC operates as the prime unifying Agency for the design and installation of surveillance systems for the City of Chicago and Sister Agencies. The PBC consistently ensures that each individual system is effectively designed and installed under a standard and unified methodology. The methodology also ensures that each individual system will communicate with the Office of Emergency Management and Communication (OEMC) surveillance network. This communication with the OEMC surveillance network is critical for OEMC to efficiently direct first responders in the event of an incident.

Since 2006, PBC has been designing and installing surveillance systems under the unified methodology for OEMC, the City's Department of Transportation, Department of Fleet and Facilities Management, the Chicago Public Schools, the Chicago Housing Authority, the Fire Department, the Police Department and the Chicago Park District. In the PBC's role as unifying agent working with OEMC and all other agencies, we are able to quickly recognize new trends in equipment, installation efficiencies, and overall system risk management improvements. By the year end 2011, over 4,000 cameras had been installed and are operating as designed. These cameras have been installed at 60 CHA family housing developments, five CTA rail stations, and throughout Chicago.

The PBC has consistently delivered systems on time, within budget, and with the quality that allows user agency staff to activate the systems and put them in continuous use as soon as each unit is complete. Additionally, each camera has been successfully federated back to the OEMC so that the unified camera network meets the needs of the City and region at large.

Public Infrastructure

In addition to the PBC's capital construction work, numerous projects include implementation of new roadwork, public utility, and service connections along with streetlight and street furniture coordination. Public utility work includes sewers, water, gas, phone, fiber, and communication towers, among others. ■

Since 2006, PBC has been designing and installing surveillance systems under the unified methodology for OEMC, the City's Department of Transportation, Department of Fleet and Facilities Management, the Chicago Public Schools, the Chicago Housing Authority, the Fire Department, the Police Department and the Chicago Park District.

W-1

SUMMARY FINANCIAL POSITION

DECEMBER 31, 2011

ASSETS

Cash and investments	$57,483,728
Capitalized leases receivable	201,435,000
Due from other governments and agencies	95,469,149
Other Assets & Receivables	2,605,133
Building and Land net of Depreciation	74,421,156
TOTAL ASSETS	**$431,414,166**

LIABILITIES

Accounts payable	$91,264,311
Bonds payable	211,081,111
Deferred Project Revenue	25,317,945
Other liabilities	16,925,843
TOTAL LIABILITIES	**$344,589,210**
Net Assets	**$86,824,956**
TOTAL LIABILITIES AND NET ASSETS	**$431,414,166**

PUBLIC BUILDING COMMISSION OF CHICAGO

OPERATING HIGHLIGHTS
YEAR ENDED DECEMBER 31, 2011

Direct project costs	$307,986,891
Facility maintenance and operations costs	14,290,035
Administrative costs	10,998,795

2011 ACTIVE PROJECT LIST

CITY OF CHICAGO

1. Chicago Children's Advocacy Center Expansion Project
   1240 S. Damen Ave.
2. Michael Reese Hospital Demolition
   2929 S. Ellis Ave.
3. OEMC Operation Virtual Shield
   Multiple Locations
4. OEMC Camera Infrastructure Program
   Multiple Locations
5. Ramova Theater Stabilization Project
   3518 S. Halsted St.
6. Retrofit Chicago
   (MAGEPC-Multi-Agency Guaranteed Energy Performance Contracting)
   Multiple Locations

CHICAGO HOUSING AUTHORITY

7. CHA Broadband Service Upgrade
   Multiple Locations
8. CHA Surveillance Initiative
   Multiple Locations

CHICAGO POLICE DEPARTMENT

9. 12th District Police Station
   1408 S. Blue Island Ave.

CHICAGO FIRE DEPARTMENT

10. Engine 16 Firehouse
    53 E. Pershing Rd.
11. Engine 109 Firehouse
    2343 S. Kedzie Ave.

CHICAGO PUBLIC LIBRARY

12. Albany Park Branch Library
    3401 W. Foster Ave.
13. Richard M. Daley Branch Library
    733 N. Kedzie Ave.
14. Dunning Branch Library
    7455 W. Cornelia Ave.
15. Edgewater Branch Library
    6000 N. Broadway
16. Greater Grand Crossing Branch Library & Reading Garden
    1000 E. 73rd St.
17. Humboldt Park Branch Library Addition & Renovation
    1605 N. Troy St.
18. Little Village Branch Library
    2311 S. Kedzie Ave.
19. Sulzer Regional Library Renovation
    4455 N. Lincoln Ave.
20. Whitney Young Branch Library
    415 E. 79th St.
21. Woodson Regional Library Renovation
    9525 S. Halsted St.

CHICAGO PUBLIC SCHOOLS

22. Air Force Academy Renovation
    3630 S. Wells St
23. Back of the Yards Area High School
    2111 W. 47th St.
24. Alexander Graham Bell Elementary School Addition
    3730 N. Oakley Ave.
25. Gwendolyn Brooks College Prep Academy Additions
    250 E. 111th St.
26. Collins High School Renovation
    1312 S. Sacramento Dr.
27. Ortiz de Dominguez Elementary School Artificial Turf
    3000 S. Lawndale Ave.
28. Durkin Park Elementary School Linked Annex
    8445 S. Kolin Ave.
29. Edgebrook Elementary School Addition
    6525 N. Hiawatha Ave.
30. Edison Park Elementary School Linked Annex
    6220 N. Olcott Ave.
31. Garvy Elementary School Addition
    5225 N. Oak Park Ave.
32. Sarah E. Goode STEM Academy High School
    7651 S. Homan Ave.
33. Nathan Hale Elementary School Linked Annex
    6140 S. Melvina Ave.
34. Charles R. Henderson Elementary School Renovation
    5650 S. Wolcott Ave.
35. William Jones College Preparatory High School
    700 S. State St.
36. Henry D. Lloyd Elementary School Artificial Turf
    2103 N. Lamon Ave.
37. Mt. Greenwood Elementary School Linked Annex
    10841 S. Homan Ave.

2011 ACTIVE PROJECT LIST

38. Ogden International School of Chicago
    24 W. Walton St.

39. William J. Onahan Elementary School
    Linked Annex
    6634 W. Raven St.

40. Peck Elementary School Renovation
    3826 W. 58th St.

41. Adam Clayton Powell, Jr. Paideia Academy
    7511 South Shore Dr.

42. Rosenblum Park Redevelopment
    7529 S. Constance Ave.

43. Sauganash Elementary School Addition
    6040 N. Kilpatrick Ave.

44. James Shields
    Middle School
    2611 W. 48th St.

45. South Shore High School Demolition
    7529 S. Constance Ave.

46. South Shore International College Prep
    High School
    1955 E. 75th St.

47. Southeast Area Elementary School
    104th St. & Indianapolis Ave.

48. Adlai E. Stevenson Elementary School
    Linked Annex
    8010 S. Kostner Ave.

49. High School Security Camera Program
    Multiple Locations

CHICAGO PARK DISTRICT

50. 31st Street Harbor
    3155 S. Lake Shore Drive

51. Douglas Park Artificial Turf
    1401 S. Sacramento Dr.

52. Ford Calumet Environmental Center
    130th & Torrence Ave.

53. Haas Park Fieldhouse
    2404 N. Washtenaw Ave.

54. Ping Tom Memorial Park Fieldhouse
    265 W. 18th St.

CHICAGO TRANSIT AUTHORITY

55. CTA Rail Station Security Project
    Multiple Locations

COOK COUNTY

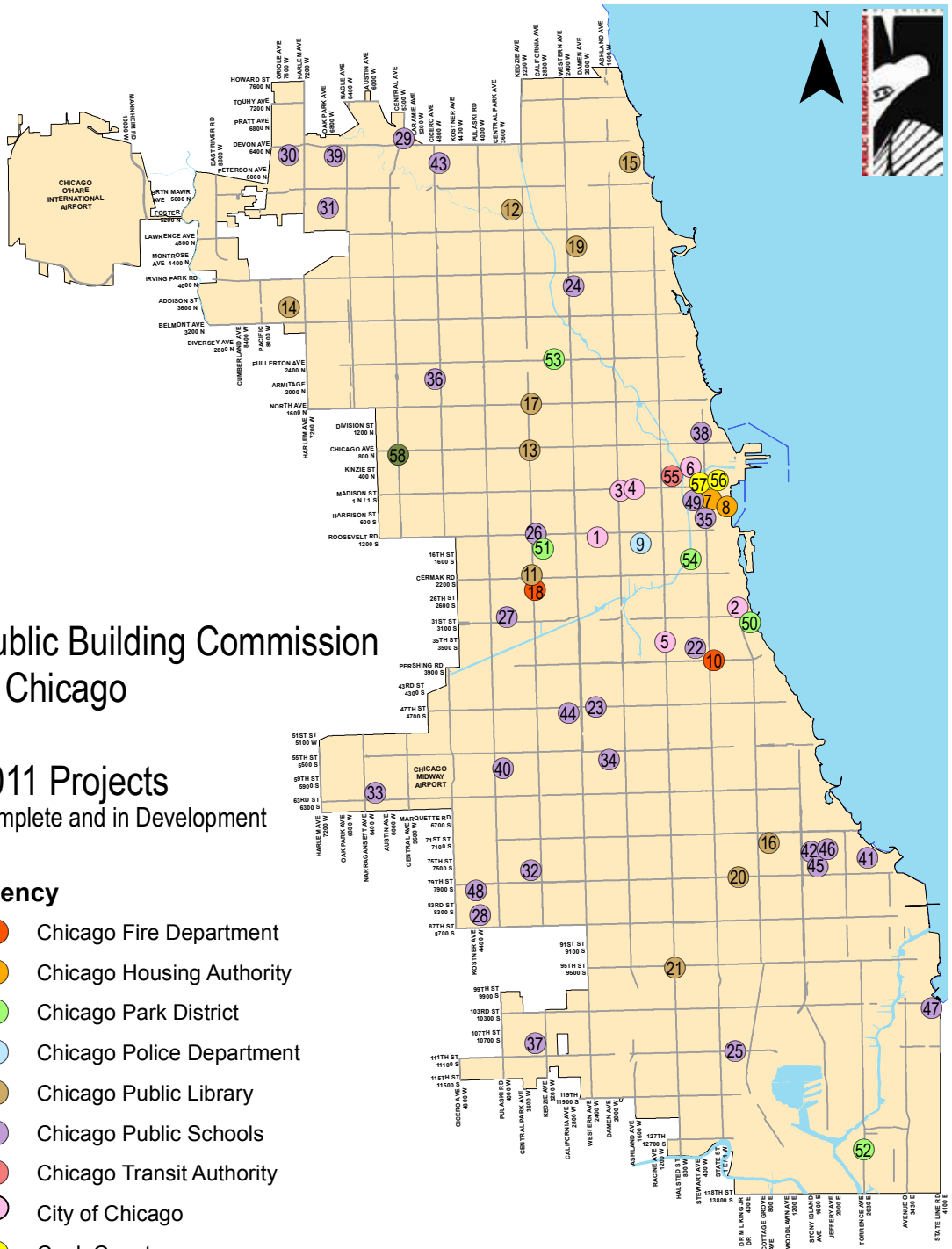
56. Security Camera Program
    Multiple Locations

57. Richard J. Daley Center
    Building Security Upgrades
    50 W. Washington St.

FOREST PRESERVE DISTRICT OF COOK COUNTY

58. Facility Assessments &
    Asset Mapping
    Multiple Locations

2011 ACTIVE PROJECT LIST



Public Building Commission of Chicago

2011 Projects
Complete and in Development

Agency

- Chicago Fire Department
- Chicago Housing Authority
- Chicago Park District
- Chicago Police Department
- Chicago Public Library
- Chicago Public Schools
- Chicago Transit Authority
- City of Chicago
- Cook County
- Forest Preserve District of Cook County

Public Building Commission of Chicago ■ 50 W. Washington ■ Chicago IL, 60602

www.pbcchicago.com