



PUBLIC BUILDING COMMISSION

STEPPING UP to the
Challenge

Annual Report 2009





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Westinghouse High School. The new exterior athletic amenities include a football and soccer field with bleachers as well as three tennis courts in addition to track and field venues.

Message from the Chairman: Stepping Up to the Challenge



As Mayor of the City of Chicago and Chairman of the Public Building Commission, I am gratified by the ingenuity and commitment displayed by the Public Building Commission (PBC) and its private sector partners in our work on behalf of the people of Chicago. 2009 was one of the most challenging years in memory for us. In fact,

2009 put America to the test with an economic downturn that was the worst since the Great Depression. Yet, despite the fiscal constraints, the PBC moved forward with planning and construction of buildings that are critical to our way of life as Chicagoans.

Our work in 2009 included completion of eleven more public structures, including a state-of-the-art police station and fire house that ensure our first responders have the best possible facilities, with the latest technology for their vitally important jobs.

Significant progress was realized in 2009 on our “Modern Schools Across Chicago” program, a collaborative effort between the City of Chicago, PBC and the Chicago Public Schools. This billion-dollar school construction and renovation program reflects our commitment to our children. We continued to build despite the economic downturn because we knew we could not afford to stop. Nothing is more important to our future, as a city and nation, than a quality education in surroundings that nurture growth, discovery and success.

In 2009, we completed construction of five new schools: three elementary schools, a middle school, and a new high school. These beautiful schools afford communities citywide the opportunity for a first-rate educational experience in facilities that are respectful of the environment and our natural resources.

Every new PBC structure is planned and executed with the goal of achieving certification for Leadership in Energy and Environmental Design (LEED). We are also working to make our existing facilities more environmentally friendly as we strive to save energy as well as save money for our clients in these lean economic times.

With the opening of two new field houses and a school campus park, we continued to invest in our green space because that, too, is important to our quality of life. Chicago is rich in parkland and we are honored to be a partner for park improvements that enhance health and recreational pursuits for our citizens.

To thrive as a city, we must rise above our immediate limitations and stretch to reach our vision of the future. I am confident of what lies ahead for Chicago and proud of our accomplishments in 2009.

Sincerely,

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

Richard M. Daley
Mayor

“These beautiful schools afford communities citywide the opportunity for a first-rate educational experience in facilities that are respectful of the environment and our natural resources.”



The Langston Hughes Elementary School library.

Message from the Executive Director: Public Development at its Best



The mission of the Public Building Commission (PBC) is to plan, design and build facilities that reflect the highest standards of environmental and economic sustainability. We carry this out in solid partnership with our clients and with strong leadership from Chairman Richard M. Daley and the PBC Board of Commissioners. We are supported in our mission by many city service departments, public

utilities, and the tremendous investment and guidance of the community groups and citizens of the City of Chicago. 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 responsible 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 developers for schools, libraries, parks, police stations, fire houses, city colleges, and other publicly funded projects 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 facilities that form cornerstones in communities throughout Chicago.

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 City. We accomplish this through a variety of contract provisions and incentives. These efforts are supplemented by networking sessions designed to raise awareness of PBC project opportunities.

For years, our Chairman, Mayor Daley, has advocated for environmental sustainability. Because of his 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. Projects in development include green roofs, stormwater management, and use of regional and recycled construction materials. As a result of our efforts, Chicago has more municipally-owned LEED-certified buildings than any other city in the nation.

The PBC has a unique role in building essential projects that impact our surrounding areas, facilities that create ripples of economic activity and community revitalization. In 2009, we completed a new police station, a new fire house, five new schools, one new branch library, two park district field houses, one senior center, and one campus park – and an equally robust agenda is planned for 2010.

I am proud of what we have accomplished and I am grateful for all the cooperative efforts that bring high caliber facilities to the citizens of this great city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Lavin Cabonargi'. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Erin Lavin Cabonargi
Executive Director

The Role of the Public Building Commission

PBC clients include the City of Chicago, the Chicago Public Library, the Chicago Public Schools, the Chicago Park District, City Colleges of Chicago and Cook County. Additionally, the PBC owns and operates the Richard J. Daley Center and the Daley Plaza which surrounds it. It was the first project commissioned by the PBC and houses the PBC headquarters.

The City of Chicago programs activities on the Daley Plaza, drawing thousands of local residents and visitors to holiday-themed and culturally-diverse events year-round. Another major attraction at Daley Plaza is the internationally-renowned Pablo Picasso sculpture that has made Chicago a worldwide example for commitment to public art since its installation more than forty years ago.

As important as the PBC's work to build Chicago's public structures, the PBC is equally committed to building the capacity of a wide range of vendors by making the agency easily accessible through its website at www.pbcchicago.com. The PBC enforces the Equal Employment Opportunity (EEO) guidelines and city residency requirements and also actively encourages the participation of companies, large and small, and owned by men and women of all ethnicities.

PBC operations are more transparent than ever before thanks to the use of sophisticated technology. The website now allows users to search for projects by ward, community area, zip code or keyword. Individual project pages connect users to Google Maps, relevant press releases and pertinent contract information. Users can also view thousands of current and past construction photos and up-to-date information on all initiatives including quarterly staff reports that cite our performance metrics, market trends and minority- and women-owned business commitment reports.

Current and prospective vendors, contractors and subcontractors can easily navigate the PBC website to locate links for pay applications, contract forms and upcoming bid opportunities and the latest technology is employed to ensure that more than four thousand subscribers are kept abreast of upcoming bids, RFQ's and other procurement opportunities.



Public Building Commission Board Members

Founded in 1956, the Public Building Commission (PBC) was established to serve as an independent agency to oversee construction and renovation of municipal buildings and facilities on behalf of the residents of Chicago and Cook County. The PBC's oversight covers every aspect of project development, from land acquisition to completion, including all stages of planning, design and construction.

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



Richard M. Daley
Mayor
City of Chicago



Bishop Arthur Brazier
Pastor Emeritus
Apostolic Church of God



Adela Cepeda
President
A.C. Advisory, Inc.



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



Ben Reyes
President
DSR Group



Mary B. Richardson-Lowry
President
Chicago Board of Education



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



Samuel Wm. Sax
Chairman
Financial Relations, Inc.



Todd H. Stroger
President
Cook County Board
of Commissioners



Gerald M. Sullivan
Representative
City of Chicago



Bryan Traubert
President
Chicago Park District

In Memory of Commissioner Michael W. Scott, President, Chicago Board of Education



The City of Chicago and the Public Building Commission owe a special debt of gratitude to Michael W. Scott, former President of the Chicago Board of Education. Scott, who was born and raised on the City's west side and was a dedicated public servant who devoted more than 25 years to working on behalf of the City and his beloved "West Side." Scott's illustrious public career included cabinet level appointments by three different mayors, terms as a board member of the Metropolitan Pier and Exposition Authority and the Regional Transportation

Authority, President of the Chicago Park District Board (CPD) and three different periods of service on the Chicago Public School (CPS) Board, including twice as President.

With Scott at the helm, CPS and the PBC accelerated the "Modern Schools Across Chicago" program. Scott and PBC Chairman, Mayor Richard M. Daley were committed to a bold vision to devote more than a billion dollars to school construction and renovation, transforming the learning environment for more than 400,000 public school children. Michael W. Scott served admirably on the PBC Board and has left an indelible impression on the City of Chicago. His passion for neighborhood parks and schools was contagious. His leadership and commitment lives on in those he inspired.



PBC: Committed to Building Chicago's Capacity to Build

Helping to sustain and grow local businesses is a core value for the PBC which is guided by the principle that men and women from every community can benefit from the improvements their tax dollars finance. The PBC strives to increase their access and to enhance their ability to tackle increasingly more complex responsibilities.

For these reasons, in 2009, the PBC aggressively promoted economic opportunities for area residents by adopting new rules to foster greater local business participation. Working for the PBC, general contractors must employ city residents as 50% of their total work force and compliance is measured based on the total number of hours worked on the project. Additionally, because sustaining a skilled labor force in the steel fabrication industry is important to the Chicago area; the PBC rewarded contractors who employed women, minorities and local residents for these high-wage, technical jobs. Community hiring goals were also mandated on every project and increased from 5% to 7.5% for each PBC project.

In 2009, providing construction contract opportunities to city residents, minority- and women-owned business enterprises (M/WBE) remained a PBC top priority. PBC kept that commitment by seeking maximum participation for M/WBE firms not only in the skilled trades, but also in professional services such as planning, design and other areas. To strengthen local businesses, new subcontracting guidelines were instituted, requiring general contractors to award 25% of each job to local subcontractors (if the general contractor is local) or 35% of the work to local subcontractors (if the general contractor is not Chicago-based).

Through regular networking sessions, M/WBE vendors were brought together with majority contractors to share information about upcoming bid opportunities. It was made easier for them to participate through inter-agency cooperation. The PBC accepts valid M/WBE certification from the State of Illinois – Central Management Services, Cook County, the Metropolitan Water Reclamation District and the Chicago Minority and Women's Business Development Councils.

In 2009, the PBC held fast to its participation goals for all projects: 24% MBE and 4% WBE for construction and professional services, using software to assure compliance and timely reporting. Not only were those goals met in 2009, in most cases, they were exceeded. The PBC can proudly say, of the 15 construction projects that were completed in 2009, minority- and women-owned business enterprise participation exceeded 40%. Of the \$243.3 million in construction costs for these projects, 33.82% or \$82.3 million, went to MBE firms, while 6.2%, or \$15.1 million, went to WBE firms. During 2009, the PBC also bid and awarded 14 general contractor contracts valued at \$167.4 million. The minority- and women-owned business enterprise commitment exceeded 33.5% for these 14 projects. All this was done while controlling costs and providing opportunities for residents to work in the communities where they live. The PBC is proud of what has been achieved and knows that these efforts represent a solid investment in our future as a city.



In 2009, providing construction contract opportunities to city residents, minority- and women-owned business enterprises (M/WBE) remained a PBC top priority.

Green: Much More than a Color for the Public Building Commission

For more than 20 years, PBC Chairman Mayor Richard M. Daley has been among the nation's strongest advocates of environmental awareness, leading the way toward "green construction" since his earliest days as the Chairman of the PBC. Each building reflects the PBC's commitment to be responsible stewards of the public fund. Every new facility the PBC builds is designed to be energy-efficient and built to achieve the highest possible standards of environmental sustainability, naturally reducing life-cycle costs and utility costs.

At the PBC, environmentally-sustainable construction is not an after thought. It is a core value integrated into each project from the onset. It is not only central to the physical design of each structure, but also a guiding principle as we consider how each structure uses our natural resources; sunlight, water and air.

Design and fixture guidelines set green requirements for both the interior and exterior of each PBC project. Every PBC structure has a standard requirement for low-flow plumbing fixtures that use 30% less water with storm water collection and reuse where possible. Every PBC structure is landscaped with plants of adaptive and native species, which require less water and provide year-round interest.

Each building is designed with energy efficiency in mind from the lighter colors of the exteriors and their surroundings which minimize the "urban heat island" effect, to the placement of windows and skylights to employ natural lighting. Solar panels are utilized to heat water and green roofs minimize the energy required to cool and heat each structure. Light sensors and efficient appliances help to conserve energy which makes PBC-constructed facilities as much as 25% more efficient than other structures of the same size.

PBC design guidelines are also mindful of scarce resources in the materials

used for the construction of each project. We place heavy emphasis on the value of recycled content to reduce raw materials used for each project, and regional manufacturing is sought to reduce the energy needed to transport materials to the sites. Additionally, the PBC requires that wood used in each structure is from sustainably-managed forests, certified by the Forest Stewardship Council (FSC).

PBC buildings are designed to achieve the highest possible air quality standards for workers and end-users during and after construction. Each facility has an air quality plan and uses carefully selected materials that emit lower levels of toxic fumes. Common areas are equipped with air displacement systems and where possible, each building is given a "full flush" after construction to assure that the air is cleansed of fumes before it is turned over for public use.

The same commitment to the environment is also reflected in the work that PBC does to improve energy efficiency in the older structures for which it is responsible. In 2009, with great pleasure, the PBC undertook a major effort to enhance energy efficiency in the Daley Center, which houses the PBC's headquarters. Energy conservation measures, once implemented, will reduce long-term energy costs and improve overall efficiency of building systems.

The 12-month energy improvement program included installation of new lighting and lighting controls, renovation and modification of the building's heating and cooling systems and installation of new efficiency controls for the use of water, boilers and other systems.

The project cost was privately financed and will be repaid from the energy savings that result, an estimated \$9 million dollars of savings over the next 15 years and more savings beyond.

Each building reflects the PBC's commitment to be responsible stewards of the public fund.





This environmentally-friendly building uses over 24% less energy.

Chicago Police Department

The new 44,000-square-foot 7th District Police Station in the Englewood community replaced an undersized and outdated facility. It was built on a prototype model that is easier to clean and maintain with finished brick masonry exterior and an interior of burnished block and terrazzo flooring in the traditional Chicago Police Department motif and colors.

The station's Community Room has capacity to seat more than 100 people and can easily accommodate group functions, such as Chicago Alternative Policing Strategy (CAPS) and Beat Representative meetings. The station is also equipped with an outdoor electronic message board to display community bulletins, "Amber Alerts" and other information. There are updated and expanded locker facilities to meet the needs of the Police Department's changing workforce along with a physical fitness room for officers and other station personnel. It also provides a "Quiet Room" where officers can relieve stress and be counseled after a traumatic incident.

Behind the station's faster, more efficient telephone and telecommunications system is a state-of-the-art fiber optic cable network that also feeds large video screens in the station's high-tech roll call room. This technology enhances presentations during officers' briefings and training sessions and protects crime victims and witnesses by providing a secure viewing of lineup rooms as they seek to identify alleged offenders.

The new 7th District achieved "Gold" level certification under the U.S. Green Building Council's standards for Leadership in Energy and Environmental Design (LEED), by placing a heavy emphasis on the use of recycled materials; materials made and manufactured locally and on recycling construction waste. This environmentally-friendly building uses over 24% less energy and has a co-generation system for electrical and building heating. It features maximum use of natural light, temperature control systems and increased ventilation to boost worker productivity and improve quality of life.

Water conservation efforts in and around the building include the use of drought-resistant and native landscaping that requires less water and a high efficiency irrigation system that curtails the amount of water used for landscaping by 56%. Inside the station, low-flow, sensor-activated sinks and showers and dual flush toilets reduce water use by over 35%.

Other features include a combination green and reflective roof and light colored exterior concrete that helps reduce the "urban heat island" effect. It also has a bicycle storage area to encourage alternate modes of transportation and multiple recharging ports for electric cars in the parking lot.

And, continuing the City's commitment to replacing aging facilities for first responders, construction is also underway on a new 23rd District police station in the north side Lakeview community. That new station is expected to be operational by the fall of 2010.



Light colored concrete, coupled with green and reflective roofing work to minimize air conditioning needs and the “urban heat island” effect.

Chicago Fire Department

Rogers Park is Chicago's most recent community to welcome a new firehouse. This one-story, 15,000-square-foot facility, is a solid masonry structure with an exterior brick veneer and a burnished block interior with terrazzo flooring that incorporates traditional Chicago Fire Department colors.

Engine Company 102 has sleeping quarters for firefighters with separate accommodations for officers and locker rooms for men and women, equipped with oversized lockers suitable for firefighter's equipment. The new facility also has a range of amenities that include a training room with video teleconferencing technology, an exercise room with a treadmill, a stair climber, a stationary bicycle and weight training equipment, and fully-equipped kitchen with a dining area.

Each new engine company is based on a prototype design with a circular driveway to allow ambulances, fire trucks and fire engines to maneuver with ease. It has an apparatus bay equipped with three doors to one side and three to the other which allows for the storage of a variety of vehicles with maximum flexibility and has four enclosed hose-drying units to maintain the hoses in top condition.

The facility is completely wired with fiber optic cable technology which provides safety and beneficial redundancy while transmitting both voice and data at a higher speed and bandwidth for faster messages and dispatching. The company commander receives calls and dispatches vehicles from a Watch Tower equipped with the most sophisticated communications technology available and a communications equipment room with multiple racks allows easy access for maintaining and expanding the station's communications equipment.

Designed to meet U.S. Green Building Council standards for LEED "Silver" certification, this environmentally-sustainable structure was built with recycled and regionally-manufactured materials. Water conservation is achieved through the use of low-flow fixtures and permeable concrete and roof-mounted solar panels heat water. Light-colored concrete, coupled with green and reflective roofing work to minimize air conditioning needs and the "urban heat island" effect.

Because of the prototype design being employed, the PBC is able to stay on track with plans to gradually replace all of the City's older, outmoded fire houses. In the development pipeline for completion in 2011 is Engine Company 109 in the South Lawndale community on the west side.

Chicago Public Schools



These new schools were designed to maximize opportunities for natural light.



Despite the challenges in the economy, there was no slowdown in the PBC's commitment to build more than 20 new schools under the collaborative program between the city and the public schools known as "Modern Schools Across Chicago." 2009 saw the completion of three new elementary schools, a middle school and a high school – all fully accessible to people with disabilities.

The new Westinghouse High School on the City's west side is an outstanding facility built to accommodate 1,200 students in two focused programs; a selective enrollment component and a "college to careers" curriculum. It is a 240,000-square-foot structure configured to provide ample space for administrative and student support services as well as food preparation and dining. The new Westinghouse has 27 standard academic classrooms, four computer labs, six science labs and a fully-wired library/media resource center in addition to a distance learning laboratory.

This new high school is equipped with two classrooms for the performing arts and two for visual arts as well as a 500-seat auditorium with dressing rooms and other support spaces.

To prepare students for potential career paths, the new Westinghouse also offers several career preparation laboratories for broadcast media, business systems and information technology, as well as medical and allied health professions.

For athletic instruction and competition, Westinghouse features a natatorium with an observation deck overlooking a competition-sized, six-lane swimming pool, gymnasium, dance/wrestling studio and a fitness/weight room. Outdoor athletic amenities include a football field with bleachers, soccer field, and three tennis courts in addition to track and field venues.

The Roseland community is home to the new Langston Hughes Elementary School – a dual purpose school designed in the spirit of universal design, where each child can be educated in an environment that serves all students regardless of physical or developmental limitations. This 103,000-square-foot, single-story, steel and masonry structure accommodates 870 students in ten Kindergarten and pre-K classrooms and 19 standard academic classrooms, kitchen and dining facilities, a library/media center, a science lab, a full gymnasium and rooms devoted to art and music.

For special needs students, Hughes is equipped with a Snoezelen classroom for multi-sensory stimulation; sensory guides and tools; a discovery classroom for interactive therapy and motor development; multi-disciplinary therapy/conference rooms and storage space for wheelchairs and mobilization devices. It also has an accessible discovery garden courtyard and exterior athletic amenities including two playgrounds, an ADA accessible softball field, walking paths and play fields.





The new Mark T. Skinner West Elementary School is on the City's near west side. It is a three-story, 101,000-square-foot steel and masonry structure that accommodates 750 students in four pre-K/Kindergarten classrooms, 20 standard academic classrooms and two special needs classrooms. Skinner features a library/media resource center, a computer lab with a state-of-the-art network, two science labs, classrooms for music and art, two multi-purpose rooms, a gymnasium with a stage and kitchen and dining facilities.

The new Skinner Elementary School shares a playground with Skinner Park and its design incorporates a historic water tank. The tank has been re-purposed to capture and store stormwater that is used to irrigate surrounding landscaping. The school has outdoor classrooms and learning gardens with educational signage.

Designed in the spirit of universal design, the new Langston Hughes Elementary School was developed as an environment that can educate all students regardless of any physical or developmental limitations.



The new Dr. Jorge Prieto Math and Science Academy in the Belmont-Cragin community was built for 900 students. It is a three-story, 106,000-square-foot, steel and masonry structure which includes six classrooms for pre-K/Kindergarten, 24 standard academic classrooms and two multi-purpose rooms. It also has a library/media resource center, classrooms for art and music, a science lab and a computer lab with a state-of-the-art network.

In addition to kitchen and dining facilities, Prieto has a gymnasium with a stage for student assemblies and shares its 281-space parking lot with Hanson stadium which is adjacent to the new school.

Not only is Hernández part of a school and park campus, but it also offers increased capacity to help alleviate high enrollment at nearby schools.



Chicago's Gage Park Community is the site of the new Irene Hernández Middle School for the Advancement of the Sciences. It is part of a school/park campus comprised of Sandoval elementary and Senka Park and with capacity for 1,110 students to capture 5th through 8th grade students from several nearby elementary schools.

Hernández Middle School has 37 Standard Academic Classrooms, two multi-purpose rooms, a library/media resource center, two computer labs and five other labs for science. It also has classrooms for music and art, a learning garden, a gymnasium with a stage and kitchen with dining facilities.

Opening in 2010, the new Eric Solorio Academy High School is currently under construction. This will be the third and final facility within the enlarged campus that will serve students from pre-kindergarten through 12th grade.





With an eye toward beauty as well as student safety, the PBC also undertook major stairwell renovations in two of the city's existing elementary schools.

All five new schools opened in 2009, were developed using the design and construction template that reflects the PBC's commitment to environmental sustainability and energy efficiency. All achieved high level certification from the U.S. Green Building Council for Leadership in Energy and Efficiency in Design (LEED). Prieto and Westinghouse achieved "Silver" certification while Skinner, Hughes and Hernández were certified "Gold" by LEED standards.

These new schools were all designed to maximize use of natural light with efficient lighting and electrical systems that reduce energy use by as much as 25%. The construction process favored recycled and regional materials to minimize energy needed for transporting them. All five schools feature low-flow plumbing fixtures and sensory lavatories to reduce water usage by 30%. Additionally, all incorporate storm water runoff management systems, and all are landscaped with adaptive and native plant species that require less water and provide year-round interest. And, because air quality is also an important design element, each school is equipped with an air displacement system in common areas and incorporates the use of materials, finishes and green cleaning products that minimize fumes.

With an eye toward increased natural day light as well as student safety, the PBC also undertook major stairwell renovations in two of the city's existing elementary schools. Richard J. Daley and Ella Flagg Young Elementary Schools both received renovations that incorporated

functionality and form in stairwell design concepts that captured the sunlight and playful spirit of the students who travel within them.

2010 will be another banner year for the "Modern Schools Across Chicago" program with five additional new schools to be completed. Four new elementary schools are underway: the Federico Garcia Lorca Elementary School in the Avondale/Irving Park area on the northwest Side, the Calmecca Academy of Fine Arts & Dual Language in the Brighton Park community to the southwest, West Ridge Elementary School at far northern edge of the city and a new Mariano Azuela Elementary School in the West Lawn community on the southwest side. The southwest side Gage Park community will benefit from the Eric Solorio Academy High School, also due to open next year.

Several major renovations and additions will also be completed in 2010 on the Marvin Camras Elementary School in the Belmont-Cragin area of the northwest side. An addition will also be completed in 2010 at the Oliver Wendell Holmes Elementary School in the Englewood community on the southwest side.



These new designs create branches with the capacity to host an array of community activities and foster a range of computer-assisted learning opportunities for students of all ages.

Chicago Public Library

Few cities can match the City of Chicago's commitment to expanding its public library system. The aggressive pace continued in 2009 with work in nine communities citywide. To conserve resources and assure a uniform standard of quality in every new branch, the PBC and Chicago Public Library created two design prototypes for new branch libraries. As a result each branch will be built quickly and cost-effectively with thoughtful consideration to such issues as use of space, natural lighting and energy consumption.

These new designs create branches with the capacity to host an array of community activities for students of all ages, from "read aloud" sessions for toddlers, to workshops and seminars for adults and numerous opportunities for technology and computer-assisted learning.

To meet the steadily growing demand for library and media resources in other communities, the PBC, in partnership with Chicago Public Library, is also building several new branches where the need is greatest. Work has commenced for a new library in the Grand Crossing community on the City's southeast side, scheduled to open in late 2010.

Three more new branches will open in 2011—one in the Dunning community on the far northwest side, one in the Humboldt Park community on the northwest side and one in the South Lawndale community on the west side.

As with all branch library projects, the environmental impact of each new facility is a key consideration. The new branch library prototype design qualifies each building for "Silver" certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards.



Chicago's devotion to its green space is internationally recognized and reflected through the continued re-investment in 175 parks.

Chicago Park District and Campus Parks

Chicago's devotion to its green space is internationally recognized and reflected through the continued re-investment in 175 parks for residents to enjoy nature and facilities for sports and recreational pursuits. In 2009, the PBC completed work on two new field houses. The new Jesse Owens Playground and Fieldhouse is named for the legendary Chicago Olympian who broke world records and defied racial bias in Berlin's 1936 track and field games. It is located in the Calumet Heights community on the south side, where his family now resides.

On the southwest side, the New City community celebrated the opening of the new Taylor-Lauridsen Fieldhouse in 2009. Like the Owens Park field house, both new facilities are 18,500-square-foot, single-story pre-cast concrete construction. Both feature a host of amenities including a competition-sized gymnasium, fitness room, men's and women's locker rooms and divisible space for club meetings. Both new field houses are fully accessible to the disabled and designed to achieve maximum efficiency in the use of natural lighting, energy and water resources and geothermal mechanical systems.

The West Englewood community, also on the City's southwest side, is home to the new Arna Bontemps Campus Park adjacent to Bontemps Elementary School. This new, 2.5 acre park provides an open field with green space, landscaping with shade trees, and benches for seating and a full range of playground equipment for students, ages two through twelve. The park is enhanced by ornamental ironwork and floodlights for safety.

Investment in Chicago's green space will continue on pace in 2010 as well. Construction will be completed next year on a new fieldhouse in Valley Forge Park in the Clearing community on the Southwest side, as well a new campus park for Marshall Metro High School in the west side's East Garfield Park community. Also due for completion is an artificial turf installation project at the John C. Burroughs Elementary School in the Brighton Park area of the southwest side.



Langston Hughes Elementary School courtyard with discovery garden.

Financial Summary

SUMMARY FINANCIAL POSITION

December 31, 2009

ASSETS

Cash and investments	\$55,669,000
Capitalized leases receivable	235,415,000
Due from other governments and agencies	102,634,511
Other Assets & Receivables	4,170,196
Building and Land net of Depreciation	59,290,143

TOTAL ASSETS

\$457,178,850

LIABILITIES

Accounts payable	\$94,183,228
Bonds payable	245,694,854
Deferred Project Revenue	27,719,791
Other liabilities	11,411,870

TOTAL LIABILITIES

\$379,009,743

Net Assets

\$78,169,107

TOTAL LIABILITIES AND NET ASSETS

\$457,178,850

PUBLIC BUILDING COMMISSION OF CHICAGO

Operating Highlights

Year Ended December 31, 2009

Direct project costs	\$360,002,634
Facility maintenance and operations costs	17,610,264
Administrative costs	13,169,614

2009 Project List

CITY OF CHICAGO

1. DoIT Fiber Optic Broadband Citywide
2. Michael Reese Hospital Demolition
2929 S. Ellis Ave.
3. Norwood Park Satellite Senior Center
5801 N. Natoma Ave.
4. OEMC Operation Virtual Shield
1411 W. Madison St.
5. South Water Purification Plant
3300 E. Cheltenham Pl
6. Western Blvd. Vehicle Maintenance Facility
5201 S. Western Ave.

CHICAGO HOUSING AUTHORITY

7. Video Surveillance System (Phases I & II)
Various Locations

CHICAGO POLICE DEPARTMENT

8. 7th District Police Station
1400 W. 63rd St.
9. 12th District Police Station
1408 S. Blue Island Ave.
10. 23rd District Police Station
850 W. Addison St.

CHICAGO FIRE DEPARTMENT

11. Engine 16 Fire House
3901 S. Wabash Ave.
12. Engine 102 Fire House
7340 N. Clark St.
13. Engine 109 Fire House
2301 S. Kedzie

CHICAGO PUBLIC LIBRARY

14. Beverly Branch Library
1962 W. 95th St
15. Richard J. Daley Branch Library
3406 S. Halsted St.
16. Dunning Branch Library
3436 N. Osceola Ave.
17. Edgewater Branch Library
1210 W. Elmdale Ave.
18. Greater Grand Crossing Branch Library
1000 E. 73rd St.
19. Little Village Branch Library
2311 S. Kedzie Ave.
20. Sulzer Regional Library IT Upgrade
4455 N. Lincoln Ave.
21. West Humboldt Park Branch Library
727 N. Kedzie Ave

22. Whitney Young Branch Library
415 E. 79th St.
23. Woodson Regional Library IT Upgrade
9525 S. Halsted St.

CHICAGO PUBLIC SCHOOLS

24. Mariano Azuela Elementary School
4707 W. Marquette Ave.
25. Back of the Yards Area High School
4700 S. Hoyne Ave.
26. Bouchet Math and Science Academy Addition
7355 S. Jeffery Ave.
27. Brighton Park II Elementary School
2611 W. 48th St.
28. Gwendolyn Brooks College Prep Academy Additions
250 E. 111th St.
29. John C. Burroughs School Park Artificial Turf
3542 S. Washtenaw Ave.
30. Calmecca Academy of Fine Arts and Dual Language
3456 W. 38th St.
31. Daley Elementary School Stairwell Improvement
5024 S. Wolcott Ave.
32. Edgebrook Elementary School Addition
6525 N. Hiawatha Ave.
33. Garvy Elementary School Addition
5225 N. Oak Park Ave.
34. Irene C. Hernández Middle School
for the Advancement of the Sciences
3510 W. 55th St.
35. Jones College Preparatory Academy
606 S. State St.
36. Lakeshore East Elementary School
S. Columbus Dr. & E. Lake St.
37. Langston Hughes Elementary School
240 W. 104th St.
38. Federico Garcia Lorca Elementary School
3231 N. Springfield Ave.
39. McCutcheon Elementary School
4865 N. Sheridan Road
40. Ogden Elementary School
24 W. Walton St.
41. Peck Elementary School Addition
3826 W. 58th St.
42. Powell Elementary School
7511 South Shore Dr.
43. Dr. Jorge Prieto Math and Science Academy
2231 N. Central Ave.
44. Sauganash Elementary School Addition
6040 N. Kilpatrick
45. Mark T. Skinner West Elementary School
1260 W. Adams St.

46. Eric Solorio Academy High School
5400 S. St. Louis Ave.
47. South Shore High School
1955 E. 75th St.
48. Southeast Area Elementary School
104th St. & Indianapolis Ave.
49. Southwest Area High School
7651 S. Homan Ave.
50. Westinghouse High School
3223 W. Franklin Blvd.
51. West Ridge Elementary School
6700 N. Whipple St.
52. Ella Flagg Young Elementary School
Stairwell Improvement
1434 N. Parkside Ave.

CHICAGO PARK DISTRICT

53. 31st Street Harbor
3155 S. Lake Shore Drive
54. 41st Street Beach House
4101 S. Lake Shore Drive
55. Bromann Playlot Park
5400 N. Broadway Ave.
56. Gateway Harbor
705 E. Water St.
57. Haas Park Fieldhouse
2404 N. Washtenaw Ave
58. Marquette Park Playground
6743 S. Kedzie Ave
59. Kathy Osterman Beach House
5701 N. Lake Shore Drive
60. Kathy Osterman Beach Playground
5800 N. Lake Shore Drive
61. Jesse Owens Park Fieldhouse
8800 S. Clyde Ave.
62. Park 484
4701 W. 67th St
63. Piotrowski Park Playground
4247 W. 31st St
64. Taylor-Lauridsen Park Fieldhouse
704 W. 42nd St.
65. Valley Forge Park Fieldhouse
7001 W. 59th St.

SCHOOL CAMPUS PARKS

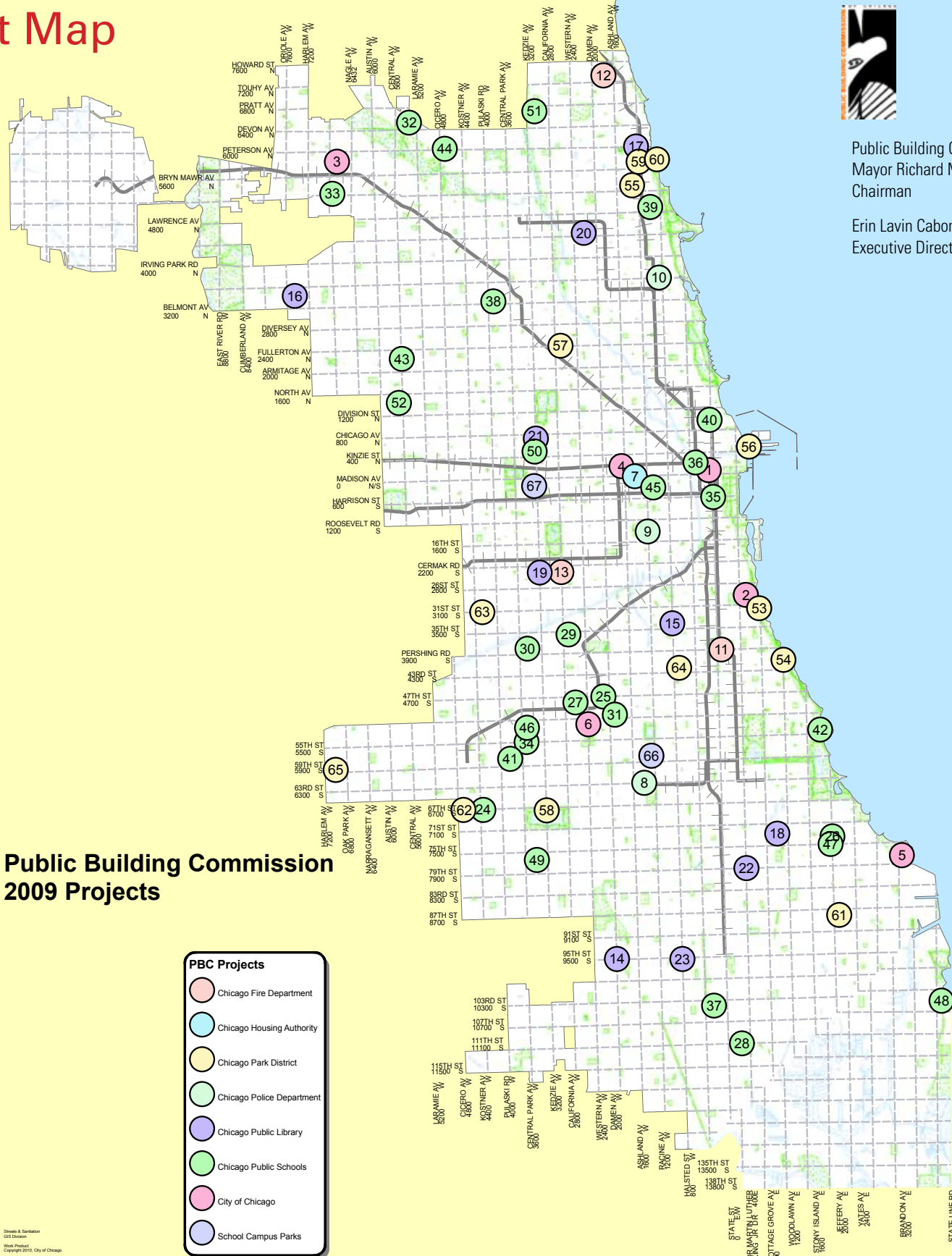
66. Arna Wendell Bontemps Elementary School
Campus Park
1241 W. 58th St.
67. Marshall Metro High School Campus Park
3250 W. Adams St.

Project Map



Public Building Commission
 Mayor Richard M. Daley
 Chairman

Erin Lavin Cabonargi
 Executive Director



Public Building Commission 2009 Projects

- PBC Projects**
- Chicago Fire Department
 - Chicago Housing Authority
 - Chicago Park District
 - Chicago Police Department
 - Chicago Public Library
 - Chicago Public Schools
 - City of Chicago
 - School Campus Parks

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 GIS Division
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