

2012

ANNUAL REPORT

INVESTING IN COMMUNITY



P | B | C

Public Building Commission





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MESSAGE FROM THE CHAIRMAN



The Public Building Commission had another strong year in 2012. As Chairman of the PBC Board, I am proud to report our continued success planning, designing, building and renovating

public facilities and infrastructure in our continuing mission to serve the residents of the City of Chicago. To do so we must build on our ongoing efforts and challenge ourselves to find new ways to maximize important investments in communities throughout every neighborhood.

The result is the completion of 19 new projects that provide essential neighborhood amenities and help spur economic growth for the City of Chicago. As you review this annual report, please take special note of some of our highlighted projects this year, including the award-winning 31st Street Harbor located along the City's south lakefront, the new Sarah E. Goode STEM Academy and James Shields Middle School are blazing the trail for 21st Century education. Also completed to

enhance our educational facilities were three new school addition projects at the Edgebrook Elementary School, the William J. Onahan Elementary School and Durkin Park Elementary Schools. Additionally, we had renovations to the Air Force Academy, Peck Elementary School and the Charles R. Henderson Elementary School.



For all of our 19 projects, we remained on track with exemplary cost and schedule performance and successfully delivered on time and on budget. You will find in-depth details in our 2012 Year in Review.

Because we know how important it is to bring opportunities to our neighborhoods, we also strengthened our commitment to our communities. Through increased community outreach efforts, we worked to promote and educate the community and contractors on the

PBC contract provisions and our bid incentives that encourage minority- and women-owned business participation as well as a local and diverse workforce.

We made great progress on my pledge to double the number of LEED certified buildings in the City of Chicago during my first term in office. I am pleased to announce that the Public Building Commission has achieved LEED certification on an additional ten projects at year end 2012, including three libraries, four new schools, a new firehouse, a new beach house along with LEED Existing Building Operations and Maintenance Silver Certification for the Richard J. Daley Center.

In the coming year, the PBC plans to continue the good work of bringing public facilities and infrastructure to Chicago's neighborhoods. The controls and efficiencies are firmly in place, and we will advance our efforts and our advocacy to find new ways to make necessary investments in our communities. ■

Ralm Emanuel
Mayor



MESSAGE FROM THE EXECUTIVE DIRECTOR



It is a special privilege to serve as the Executive Director of the Public Building Commission, the agency responsible for building and renovating public facilities and

infrastructure throughout our great City and County. I'm proud to say that over the past five years, our remarkable team of dedicated public servants has improved policies and procedures that have directly contributed to the PBC's measurable success.

2012 was an exceptional year for the PBC. We remained focused on our record of exemplary cost and schedule performance. At the PBC, we implement a strong project delivery approach with established performance metrics and controls, with the end goal of delivering projects on time and on budget. I am pleased to report that, for a capital program with more than \$2.2 billion of development authority on behalf of our

clients, this program came in under budget by more than 8% in 2012, representing a variance of \$184 million under the original undertaking budgets.

Our portfolio of projects continues to grow and evolve through these challenging economic times. By providing centralized delivery services, the PBC enables its clients to focus on their core missions while the Commission focuses on client service and stewardship of the public fund.

We recognize the importance of economic sustainability in program and project development. 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. In 2012, we strengthened our compliance efforts and built in processes to ensure that PBC contractors utilize certified M/WBE businesses to participate on projects in a meaningful way that brings real value to PBC projects.

At the same time, more than 25 awards for excellence in project and program development were awarded to the PBC during 2012, including four different industry awards for the new 31st Street Harbor. These awards represent external validation of the PBC's approach to developing and implementing best practices (Check out 2012 Awards & Accolades).

I am grateful for the opportunity to share our success with you. We recognize that the projects we develop positively impact the lives of fire fighters, police officers, school children and citizens of all ages. Moving forward, our mission of exemplary client service and strong stewardship of public resources remains steadfast as we continue to build the public facilities and infrastructure our communities need to succeed in the 21st century. ■

Executive Director



THE PUBLIC BUILDING COMMISSION OF CHICAGO

2012 Year in Review

The PBC completed 19 projects in 2012, including numerous municipal projects like the new 12th District Police Station on the near west side of Chicago, the 31st Street Harbor on the city's south lakefront and the new Engine Company 16 in the Bronzeville Community, which received a \$4.8 million grant for construction, from the American Recovery and Reinvestment Act. Additionally, Douglas Park Artificial Turf and Rosenblum Park Redevelopment projects were developed on behalf of and to benefit both the Chicago Park District and Chicago Public Schools.

Also noteworthy are education projects including two new schools, one addition, two linked annexes and three renovations. The new Sarah E. Goode STEM Academy, the new James Shields Middle School, the Edgebrook Elementary School Addition and the Air Force Academy Renovation were completed for the fall school year. The Peck Elementary School Renovation, Charles R. Henderson Elementary School Renovation, William J. Onahan Elementary School Linked

Annex and the Durkin Park Elementary School Linked Annex were completed on time by year end 2012.

2012 was an exceptional year for the PBC – more than 25 awards for excellence in project and program development were awarded to the PBC, including the *Engineering News Record* Best Project of the Year Award for the new 31st Street Harbor. These awards represent external validation of the PBC's approach to developing and implementing best practices.

The PBC development process is one that is transparent and responsible in the stewardship of public funds. As a public developer, the PBC tracks project delivery with an eye toward continuous improvement and methods to build upon our success. Our Year End 2012 accomplishments reflect a strong project delivery approach, as PBC continues the same track record of exemplary cost and schedule performance and community benefits that only public projects can deliver.

Cost Performance and Effectiveness

The PBC manages a capital program with more than \$2.2 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. At year end, projects are trending under budget by 8.17%, representing a variance of \$184 million under the original undertaking budget. A limited number of budget revisions have been authorized due to changes in project scope. Including these revisions, projects are under budget by 8.60%, representing a variance of \$195 million under the revised undertaking budgets.

Approved change orders for construction projects represent 2.8% of \$583.6 million. 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 16.26% of construction costs. This is consistently below the industry average of 25%.





THE PUBLIC BUILDING COMMISSION OF CHICAGO

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 2012 has created approximately 1,437 Full-Time Equivalent (FTE) jobs for both construction and professional services, and to date more than 8,700 individuals have been employed in construction alone on the 19 projects completed in 2012.

M/WBE Commitments on Project Work Awarded in 2012

New construction work for eight General Contractor contracts, six Job Order Contracting work orders, two Special Projects and one Design-Build project were awarded by the PBC in 2012. The awards are valued at \$77.14 million. The minority-owned business (MBE) commitment on the total construction work awarded to date is 25.42%, or \$19.6 million, and the women-owned business (WBE) commitment for this work is 5.71%, or \$4.4 million.

Professional consulting services for nine new projects were awarded for a total value of more than \$6.01 million during the year. The MBE commitment for these services is 40.84%, or \$2.5 million, and the WBE commitment for this work is 16.81%, or more than \$1.01 million.

M/WBE Compliance on Project Work Completed in 2012 - Actuals Paid-to-Date

In 2012, 19 projects reached completion, which have a total construction contract value of \$286.8 million. Of the more than \$251.5 million paid to date, these projects have achieved MBE participation of 27.49%, or approximately \$69.14 million, and WBE participation of 5.62%, or approximately \$14.14 million.

Professional consulting services for the 19 projects completed in 2012 represents a total value of \$29.9 million. As paid to date, these services have achieved MBE participation of 46.42%, or \$11.3 million, and WBE participation of 11.41%, or \$2.7 million.

M/WBE Compliance on Professional Administrative Consulting Services

The PBC also tracks compliance on program-wide administrative professional consulting services. These professional services are not project specific and include: inspector general fees, legal counsel, insurance brokerage services, real estate management and computer services, among others. As of Q4 2012, these services have achieved MBE participation of 46% or \$10.45 million and WBE participation of 5% or \$1.19 million.

A full copy of the Year End Staff Report is available at pbcchicago.com. ■

William Jones College Preparatory High School



PBC BOARD MEMBERS



Rahm Emanuel



Dr. Byron T. Brazier



Martin Cabrera, Jr.



Thomas J. Kotel



Toni Preckwinkle



Arnold Randall



Samuel Wm. Sax



Mariyana T. Spyropoulos



Bryan Traubert



David J. Vitale

The Public Building Commission of Chicago serves as an independent agency to oversee construction and renovation of municipal buildings, facilities and infrastructure 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 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 Mayor of the City of Chicago chairs the Public Building Commission's Board of Commissioners, which is comprised of representatives from the above mentioned municipal corporations as well as

representatives appointed by the Chairman with the advice and consent of the City Council.

The Public Building Commission of Chicago owns and operates the Richard J. Daley Center in the center of Chicago's central business district. The building serves as the PBC's headquarters as well as a courthouse for the Circuit Court of Cook County. The Daley Center and Plaza also host more than 200 civic and cultural events and programs throughout the year. ■





2012 AWARDS AND ACCOLADES

The PBC was awarded over 25 industry awards for excellence in program and project development in 2012, in addition to one notable publication feature, with four of those awards going to 31st Street Harbor and five to The Ogden International School of Chicago. The awards represent external validation of PBC's approach to public development and implementation 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 2012 are:

- International Superyacht Society (ISS) Fabien Cousteau Blue Award for 31st Street Harbor
- Chicago Architecture Foundation Patron of the Year Award Nominees: 23rd District Police Station, 31st Street Harbor and The Ogden International School of Chicago
- Illinois Fire Services Association Excellence in Public Safety Award for the Daley Center
- 2012 *Engineering News Record* (ENR) Midwest Best Project Award for 31st Street Harbor
- 2012 Association of Licensed Architects (ALA) Merit Award for Engine Company 109
- 2012 AIA Chicago Design Excellence Awards: SustainABILITY Leadership Award for 31st Street Harbor
- American Planning Association, Illinois Chapter 2012 Implementation Award for Modern Schools Across Chicago Program
- Illinois Society of Professional Engineering, Chicago Chapter 2012 Award for Engineering Excellence for 31st Street Harbor
- 2012 Brick in Architecture Award:
 - Education: Best in Class for The Ogden International School of Chicago
 - Education: Gold for Federico Garcia Lorca Elementary School
 - Education: Bronze for Calmecca Academy of Fine Arts & Dual Language
- 2012 Urban Land Institute Vision Awards: Program for Modern Schools Across Chicago
- 2012 Friends of the Chicago River Blue Ribbon Awards:
 - Silver Ribbon for The Ogden International School of Chicago
 - Green Ribbon for Chicago Public Library, Branch Library Prototype
 - Green Ribbon for West Ridge Elementary School
- Chicago Green Office Challenge: Leadership in Property Management Award for the Richard J. Daley Center
- Chicago Association of Realtors 2012 Good Neighbor Award for The Ogden International School of Chicago



- Chicago Building Congress Merit Award for The Ogden International School of Chicago
- United States Green Building Council, Illinois Chapter 2012 Emerald Awards: Chapter Mission Award for the Public Building Commission of Chicago
- American Institute of Architects: Illinois 2012 Honor Awards: President's Award for the Public Building Commission of Chicago
- American Society of Landscape Architects, Illinois Chapter 23rd Annual Awards: Merit Award for Langston Hughes Elementary School
- Hispanic American Construction Industry Association, HACIA Awards: Project of the Year Award Nominee for The Ogden International School of Chicago
- Construction Industry Service Corporation (CISCO), Project of the Year Awards: New Construction Chicago Category Winner for Engine Company 109 and Little Village Branch Library Projects

- 2012 American Council of Engineering Companies (ACEC)-Illinois Engineering Merit Award for Adam Clayton Powell Jr, Paideia Academy
- Learning by Design Citation of Excellence Award for Federico Garcia Lorca Elementary School
- Driehaus Foundation Award for Architectural Excellence, Chicago Neighborhood Development Awards (CNDA): Nominee for Greater Grand Crossing Branch Library and Sarah E. Goode STEM Academy
- Government Finance Officers Association Certificate of Achievement for Excellence in Finance Reporting for the 2010 Fiscal Year





ECONOMIC SUSTAINABILITY

Stewardship of the Public Fund

As a steward of the public fund, PBC contracts include goals and requirements intended to promote a diverse and local workforce and business participation on projects. These provisions support the use of minority and female journeyworkers, apprentices and laborers. Minimum requirements for hiring community residents and city residents are also included in each contract.

The Public Building Commission is committed to Minority Business Enterprise (MBE) and Women Business Enterprise (WBE), collectively M/WBE, which sets goals for public contracts for diverse certified small businesses. The M/WBE program is designed to build capacity and create thriving minority- and women-owned companies.

Contract goals and requirements include:

- 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 work 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.

The PBC's economic sustainability program facilitates project development and contributes to the viability of neighborhoods throughout Chicago and Cook County. The PBC reaches out to communities in a number of ways. We conduct M/WBE business outreach events and offer networking sessions prior to prequalification and bid events to provide general/prime contractors and subcontractors or joint venture partners

an opportunity to meet and promote business opportunities. The PBC also meets on a regular basis with assist agencies, sister agencies and community groups to explore opportunities for increasing participation on projects.

The Public Building Commission is also committed to having residents who live in the community work on the projects being built in their community. The PBC has contract provisions that require at least 50% of the labor force be local residents. The PBC works with general contractors to set up an application process that will provide experienced community residents the opportunity to apply for the available jobs. ■





ENVIRONMENTAL SUSTAINABILITY

Minimizing Our Footprint Through Sustainable Design

2012 saw many firsts in sustainable design for the Public Building Commission, from the 63,000-square-foot green roof at 31st Street Harbor to Sarah E. Goode STEM Academy, the first of Chicago's newly constructed schools to include a geothermal system and Engine Company 16 became the first firehouse in Illinois to receive LEED Platinum certification.

Owned and Operated by the PBC, the Richard J. Daley Center became Chicago's largest municipally-owned LEED EB O+M certified building, at 1,593,714 gross square feet. As a result, the Daley Center was able to achieve significant water and energy savings in 2012, with over 19 million gallons of water saved and energy savings of nearly \$500,000.

Through 2012, the PBC has achieved LEED certification on 49 municipally-owned projects, with an additional 29 registered projects. The City of Chicago has more municipally-owned, LEED certified facilities than any other city in the nation.

The PBC integrates many sustainable strategies into each project that we develop. Because these strategies help to 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. To quantify, these strategies provided a 2012 LEED "Harvest" of:

- Over 19 million gallons of potable water saved annually across all projects;
- Over \$1 million in energy savings per year;
- Total green roof area of over 1.5 million square feet;
- 469,000 gallons of stormwater diverted from sewers;
- 147,000 tons of construction and demolition waste diverted from landfills;
- Over \$44 million of recycled content in building materials used;
- Over \$74 million in building materials manufactured in the Chicago region;

We continue to deliver on our commitment from Chairman Emanuel in 2010 of doubling the number of municipally-owned LEED certified buildings in the City of Chicago and to further develop our environmental sustainability program. As of year-end 2012, The Public Building Commission achieved LEED certification on an additional ten projects, including three libraries, four new schools, a new firehouse, a new beach house along with LEED EB O+M Silver Certification for the Richard J. Daley Center. ■





CHICAGO PUBLIC SCHOOLS

Twelve school projects were completed by the Public Building Commission in 2012 including one new high school, one new middle school, three elementary school addition projects, two elementary school renovation projects and one high school renovation project. Two of these projects, Sarah E. Goode STEM Academy and James Shields Middle School, continue the PBC's achievements for the Modern Schools Across Chicago program (MSAC), bringing the total number of MSAC projects completed by the PBC to 18.

Sarah E. Goode STEM Academy implements the Urban Model High School prototype design with custom STEM (Science, Technology, Engineering & Math) lab and classroom spaces. Chicago Public Schools in partnership with IBM developed a curriculum that prepares students for careers in STEM and provides the opportunity to earn college credit towards an Associates Degree while still in high school. The school in the Ashburn community is the first newly constructed high school in Chicago to become an Early College STEM school.

The new high school achieved LEED Platinum certification from the United States Green Building Council and was the first new school in Chicago to include a geothermal system and the first to implement a rooftop bird sanctuary.

In the Brighton Park community the new James Shields Middle School serves over 900 students from 6th to 8th grade. The new 101,028-square-foot middle school features 26 standard academic classrooms, two multipurpose rooms, two computer labs, four science labs, and music and art classrooms. The school is designed for community use on evenings and weekends, providing independent access to the gymnasium, dining room and other specialty spaces.

Three addition projects were completed in 2012 in the Forest Glen, Norwood Park and Ashburn communities. These additions serve to alleviate overcrowding at schools as well as provide additional amenities and services. Each addition was tailored to meet the needs of each individual school.

The Edgebrook Elementary School Addition project added over 35,000 square feet to the existing school providing eight classrooms, one science lab, one computer lab, kitchen and dining facilities and an administrative office. The addition project at William J. Onahan Elementary School created nine classrooms, one computer lab and renovations to the existing library space. While Durkin Park Elementary School on the southwest side received nine classrooms, one computer lab, a kitchen and dining facility and renovations to convert the existing kitchen into a library.



James Shields Middle School

Fall 2013 will see the milestone completion of Back of the Yards Campus-CPS College Preparatory High School & CPL Branch Library. ■





The PBC works with CPS to develop renovation projects at schools in need of facility upgrades. Renovation projects were completed at Air Force Academy in Armour Square, Peck Elementary School in West Eldon and Charles R. Henderson in West Englewood. Renovations include updating mechanical and electrical systems, classroom spaces, restrooms, dining facilities, and exterior repairs, including masonry and window repair and replacement.

Further, the PBC works with CPS on the development of site improvements adjacent to existing school facilities. The PBC successfully completed artificial turf and playground projects at Henry D. Lloyd Elementary School and Ortiz de Dominguez Elementary School.

In addition, the PBC completed the redevelopment of Rosenblum Park, adjacent to the new South Shore International College

Prep High School. The park was developed on the site of the old South Shore High School and was completed following the demolition of the former high school facility. The new amenities include new baseball fields, softball field, artificial turf football field, new basketball courts, walking trail along the park perimeter as well as a playlot. These new site development projects help with CPS' commitment to sports and physical activity for its students as well as provide communities with activity and play space.

Fall 2013 will see the milestone completion of Back of the Yards Campus-CPS College Preparatory High School & CPL Branch Library. The PBC will also celebrate the opening of the new William Jones College Preparatory High School featuring a non-prototypical high school for 1,200 students in the heart of downtown Chicago. ■



"The student innovators at Sarah E. Goode STEM Academy are enjoying the many benefits of learning in this new school facility specifically designed to offer STEM education programming with specialized lab spaces that are focused on technology and career readiness."

Principal Matsuo Marti, Sarah E. Goode STEM Academy



CHICAGO POLICE DEPARTMENT

The Near West Side community received a new police station in 2012. The new 12th District Police Station replaced two stations that were each more than 50 years old.

The new 44,000-square-foot station opened year end and features a high-tech roll call room with SMART boards, physical fitness room, community room with seating for over 100, secure viewing and line-up rooms and locker facilities. It also has holding cells, evidence areas, administrative and general offices, as well as a 100-foot communications tower to facilitate the department's increased opportunity to use crime-fighting technology.

The new 12th District was designed to achieve "Gold" level certification under the U.S. Green Building Council's standards for Leadership in Energy and Environmental Design (LEED). Sustainable design features includes a turbine generator waste heat recovery system, green and reflective roof, reflective and landscaped site development to reduce the urban heat island effect, permeable pavers, multiple electric car charging ports and aggressive stormwater management.



The Public Building Commission is proud to build facilities that meet the needs of modern day law enforcement and provide enhanced public services for the community. ■





CHICAGO FIRE DEPARTMENT

The new, 19,725-square-foot Engine Company 16 firehouse opened in the Grand Boulevard community in the fall of 2012. The new firehouse was built to house Engine Company 16 along with the Emergency Medical Services Field Division South Headquarters and a Haz-Mat Unit Operations office.

The new home of Engine Company 16 was funded in part by Fire Station Construction Grants derived from the American Recovery and Reinvestment Act (ARRA) of 2009. The Chicago Fire Department received \$4.8 million toward the construction of Engine 16, which was one of the largest dollar amounts awarded to a single fire department.

The facility features load bearing masonry with exterior brick finish and has been designed to last 100 years, constructed of

durable materials that will stand the test of time and the impact of being a 24-hour facility. The firehouse also provides sleeping quarters for 16 firefighters and paramedics as well as separate quarters for officers, staff training/educational room, physical fitness room and full service kitchen and dining spaces.

Careful consideration was given to environmental sustainability during all aspects of design and construction for the new Engine Company 16. Sustainable features include daylight harvesting, a geothermal heat exchange system, green and reflective roof, recycling area, permeable pavers and an aggressive stormwater management system. It was a true honor to see the facility become the **first firehouse in Illinois to receive LEED Platinum certification from the USGBC.** ■



The new Engine Company 16 meets the needs of modern day firefighters, first responders and the community. In addition to firehouse operations, the new facility was built to house the Chicago Fire Department's Southside EMS Headquarters, the offices of the Assistant Deputy Chief Paramedic, the Coordinator of Hazardous Material Operations along with one of two hazardous materials response apparatus. Consolidating all of these services into one building allows for greater coordination within the Chicago Fire Department, and lowers operating costs.

Chief Samuel Clark, Assistant Deputy Chief Paramedic, Emergency Medical Services, Field Division South





CHICAGO PUBLIC LIBRARY



The new, 5,000-square-foot addition at Humboldt Park Branch Library was completed during winter 2012. Located in the Humboldt Park community, the new addition provides a larger reading room, computer area and the first dedicated YOUmedia space in a Chicago Public Library branch. YOUmedia provides teens with both the physical space and the programming to interact with digital media.

Looking forward to 2013, the PBC is anticipating the completion of the new Edgewater Branch Library, a two-story, 16,000-square-foot library. Also underway is the Back of the Yards Campus-CPS College Preparatory High School and CPL Branch

Library, featuring shared use between the Chicago Public Library and Chicago Public Schools. This new facility will provide a full service library for both the Back of the Yards community and the high school students. ■



The Humboldt Park Library renovation has provided the community with a valuable resource and spurred development in the surrounding neighborhood. Library patrons enjoy expanded access to technology including computers, laptops and WiFi. The addition allows the library to be a community center with workspace for students, adults, job seekers and families. The YOUmedia Humboldt Park is the most exciting part of the new addition and is the first specially designed digital science learning center specifically for middle school students in Chicago. The YOUmedia space brings a new level of innovation, learning and library service to Humboldt Park.

Sarah Tansley, Branch Manager, Humboldt Park Branch Library

The new, 5,000-square-foot addition at Humboldt Park Branch Library was completed during winter 2012. Located in the Humboldt Park community, the new addition provides a larger reading room, computer area and the first dedicated YOUmedia space in a Chicago Public Library branch. YOUmedia provides teens with both the physical space and the programming to interact with digital media. ■



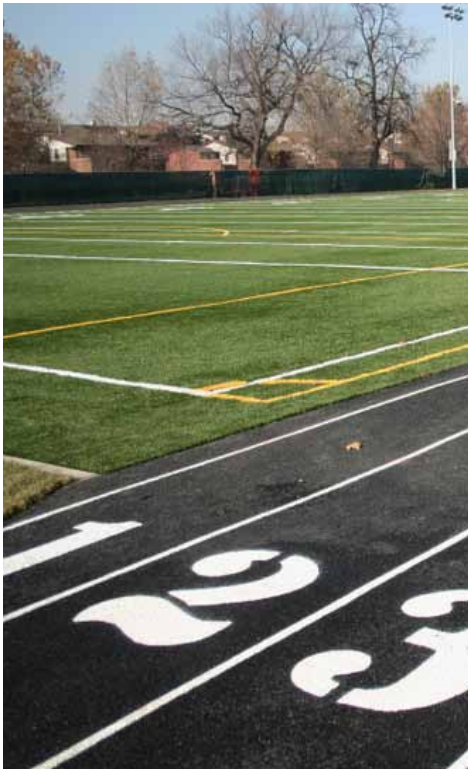


CHICAGO PARK DISTRICT

In 2012, the Public Building Commission completed a multimillion dollar harbor project that transformed an underused portion of Lake Michigan lakeshore into a new public amenity. Located at the southern end of Burnham Park in the Bronzeville community the new harbor development provides a vibrant gathering place for Chicago's South Side community.

The marina includes a ½-mile-long open coast stone breakwater designed to shelter the new harbor marina, as well as 1,000 new boat slips, an accessible fishing pier, on-site covered winter boat storage, a fuel dock, a marina store, dedicated shower facilities, and a public access boat launch ramp. Peninsula Park, a new ¾-acre green space, was created using on-site fill on a peninsula of land formed by the breakwater.

31st Street Harbor is more than just a coastal project, the landside development includes a harbor services building with a 63,000-square-foot accessible green roof, replete with sculptural shade structures and a great lawn. A new accessible play area that connects



the green roof to the beach replaces a smaller, outdated playground. A grade separated trail underpass improves pedestrian, bicycle and vehicular circulation, crucial to park accessibility.

The development embraces environmental, social and economic sustainability, and has achieved LEED Gold certification. Among the sustainable features is a geothermal application using the lake water as the heat exchange medium, low flow plumbing fixtures and sensed lighting and daylighting.

Also completed in 2012 was the Douglas Park Artificial Turf Field. Located in the North Lawndale community, adjacent to the Collins High School Campus, the project includes an artificial turf field, sports lighting and fencing.

The next project scheduled for completion is the Ping Tom Memorial Park Fieldhouse. The 28,000-square-foot fieldhouse located in the Armour Square community will feature a natatorium with spectator area, gymnasium, club rooms, fitness center and a roof deck with a terrace and green roof. ■

The next project scheduled for completion is the Ping Tom Memorial Park Fieldhouse. The 28,000-square-foot fieldhouse located in the Armour Square community will feature a natatorium with spectator area, gymnasium, club rooms, fitness center and a roof deck with a terrace and green roof. ■





CITY OF CHICAGO

In partnership with the Department of Housing and Economic Development, the PBC completed a stabilization project at the historic Ramova Theater. The Bridgeport community theater required masonry repairs, tuck-pointing and masonry replacement, in addition to selective removal and securing of terracotta units.

The PBC also completed demolition work at the former site of the Michael Reese Hospital Campus in the Douglas Park community. The City of Chicago is considering redevelopment options for the 37-acre site.

In 2013, the PBC will begin the Chicago Children's Advocacy Center Addition project. The center, located in the Near West Side community, will receive a 16,500-square-foot, two-story addition that will allow for the expansion of the CCAC's much needed services and community resources. ■





Chicago Children's Advocacy Center



INTEGRATED SURVEILLANCE PROGRAMS

Since 2005, PBC has been designing and installing surveillance systems under a unified methodology for OEMC, the City's Department of Transportation, Department of Fleet and Facility 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.

In 2012, hallmark projects include Fire and Police Department helicopter camera installation, long range marine surveillance cameras, state-of-the-art security cameras installed ahead of schedule and under budget at 14 CPS high schools, installation of security cameras at the Richard J. Daley Center on time in advance of the NATO summit and Chicago Police Department "Spot Shotter" cameras.



As of year-end 2012, PBC has installed over 4,500 cameras as well as 52 gunshot detection sensors in the Englewood 7th and Harrison 11th Police Districts. ■



SPECIAL PROJECTS

Every year the PBC manages multiple special projects on behalf of our client agencies:

The PBC completed an \$18 million life safety systems upgrade sprinkler retrofit project at the Richard J. Daley Center. The system was implemented throughout the entire 1.5 million square feet of the building and at almost half of the original budgeted cost.

The Cook County Department of Homeland Security received security upgrades including an assessment of County security cameras and installation of security cameras at multiple sites.

The PBC provided its services to the Forest Preserve District of Cook County (FPDCC) by developing a Building Assessment Service. The FPDCC owns and/or manages over 68,000 acres of land and roughly 475 buildings and picnic shelters located primarily in the suburbs surrounding the City of Chicago. This project assessed the condition of selective facilities, including roughly 147 buildings for the purposes of identifying and prioritizing capital

investment. The project also included the development of a Preventative Maintenance Plan for FPDCC's Facility Systems and consulting services associated with project and environmental procurement processes provided by the PBC. ■



ASSETS

Cash and investments	\$47,438,432
Capitalized leases receivable	183,150,000
Due from other governments and agencies	106,843,523
Other Assets & Receivables	1,925,086
Building and Land net of Depreciation	73,967,143
TOTAL ASSETS	\$431,324,184

LIABILITIES

Accounts payable	\$98,198,805
Bonds payable	192,207,909
Deferred Project Revenue	20,337,055
Other liabilities	16,360,144

TOTAL LIABILITIES	\$327,103,913
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Net Assets	\$86,220,271
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TOTAL LIABILITIES AND NET ASSETS	\$431,324,184
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PUBLIC BUILDING COMMISSION OF CHICAGO

OPERATING HIGHLIGHTS
YEAR ENDED DECEMBER 31, 2012

Direct project costs	\$296,164,548
Facility maintenance and operations costs	15,312,727
Administrative costs	8,835,672

ACTIVE PROJECT LIST

CITY OF CHICAGO

1. Chicago Children's Advocacy Center Addition
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 POLICE DEPARTMENT

7. 12th District Police Station
1408 S. Blue Island Ave.

CHICAGO FIRE DEPARTMENT

8. Engine 16 Firehouse
53 E. Pershing Rd.

CHICAGO PUBLIC LIBRARY

9. Albany Park Branch Library
3401 W. Foster Ave.

10. Back of the Yards Campus-CPS College Preparatory High School & CPL Branch Library
2111 W. 47th St.

11. Chinatown Branch Library
2100 S. Wentworth Ave.

12. Edgewater Branch Library
6000 N. Broadway

13. Humboldt Park Branch Library Addition & Renovation
1605 N. Troy St.

14. Whitney Young Branch Library Environmental Remediation
415 E. 79th St.

CHICAGO PUBLIC SCHOOLS

15. 2013 CPS School Investment Program
Multiple Locations

16. Air Force Academy Renovation
3630 S. Wells St.

17. Back of the Yards Campus-CPS College Preparatory High School & CPL Branch Library
2111 W. 47th St.

18. Alexander Graham Bell Elementary School Addition
3730 N. Oakley Ave.

19. Chicago Vocational Career Academy High School Renovation
2100 E. 87th St.

20. John C. Coonley Elementary School Addition
4046 N. Leavitt Ave.

21. Everett McKinley Dirksen Elementary School Modular
8601 W. Foster Ave.

22. Ortiz de Dominguez Elementary School Artificial Turf
3000 S. Lawndale Ave.

23. Durkin Park Elementary School Linked Annex
8445 S. Kolin Ave.

24. Edgebrook Elementary School Addition
6525 N. Hiawatha Ave.

25. Edison Park Elementary School Linked Annex
6220 N. Olcott Ave.

26. Sarah E. Goode STEM Academy
7651 S. Homan Ave.

27. William P. Gray Elementary School Kindergarten Modular
3730 N. Laramie Ave.

28. Nathan Hale Elementary School Linked Annex
6140 S. Melvina Ave.

29. Charles R. Henderson Elementary School Renovation
5650 S. Wolcott Ave.

ACTIVE PROJECT LIST

30. Thomas J. Higgins Community Academy
Roof Replacement & Exterior Renovation
11710 S. Morgan Ave.
31. William Jones College Preparatory
High School (New)
700 S. State St.
32. William Jones College Preparatory
High School Interior
& Exterior Renovation
606 S. State St.
33. Lake View High School Renovation
4015 N. Ashland Ave.
34. Little Village Elementary School Modular
2620 S. Lawndale Ave.
35. Henry D. Lloyd Elementary School
Artificial Turf
2103 N. Lamon Ave.
36. Josephine C. Locke Elementary School
Kindergarten Modular
2828 N. Oak Park Ave.
37. Mary Lyon Elementary School
Kindergarten Modular
2941 N. McVicker Ave.
38. William J. Onahan Elementary
School Linked Annex
6634 W. Raven St.
39. Peck Elementary School Renovation
3826 W. 58th St.

40. Rosenblum Park Redevelopment
1911 E. 75th St.
 41. James Shields Middle School
2611 W. 48th St.
 42. South Shore High School Demolition
7529 S. Constance Ave.
 43. Southeast Area Elementary School
104th St. & Indianapolis Ave.
 44. Adlai E. Stevenson Elementary School
Linked Annex
8010 S. Kostner Ave.
 45. Enrico Tonti Elementary School
Kindergarten Modular
5815 S. Homan Ave.
 46. Turf Field by NTA
23rd/24th & Federal St./Dearborn St.
 47. High School Security Camera Program
Multiple Locations
- CHICAGO PARK DISTRICT**
48. 31st Street Harbor
3155 S. Lake Shore Drive
 49. Douglas Park Artificial Turf
1401 S. Sacramento Dr.
 50. Ping Tom Memorial Park Fieldhouse
1700 S. Wentworth Ave.

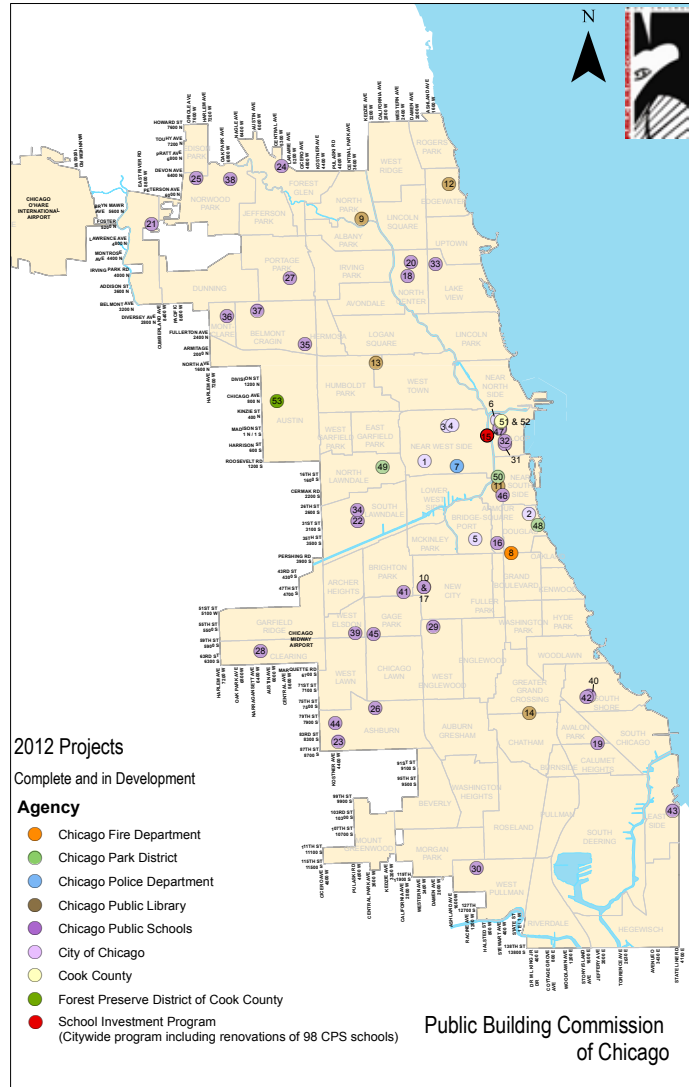
COOK COUNTY

51. Security Camera Program
Multiple Locations
52. Richard J. Daley Center Building
Security Upgrades
50 W. Washington St.

FOREST PRESERVE DISTRICT OF COOK COUNTY

53. Facility Assessments & Asset Mapping
Multiple Locations

ACTIVE PROJECT MAP





Public Building Commission of Chicago

50 W. Washington
Chicago IL, 60602

www.pbcchicago.com



Public Building Commission