



Public Building Commission of Chicago



PBC



2004 Annual Report

2004 Annual Report Publication Credits

On the cover:

Students at Oscar DePriest Elementary School jumping for joy over their new home (top)

The illustrious Picasso sculpture that serves as the PBC's logo and to anchor the Daley Center Plaza (middle)

Springtime at Millennium Park (bottom)

Inside cover

Concert under the stars – Jay Pritzker Pavilion

Public Building Commission of Chicago 2004 Annual Report Publication Credits

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Message from the Chairman



The City of Chicago, when constructing new public facilities through the Public Building Commission of Chicago, realizes that these structures are more than just buildings. These structures are anchors in the communities that they serve and they lead to an enhanced quality of life for residents of the community and the entire City.

Fire houses, police stations, schools, libraries and parks are the foundations of our communities and if we want our neighborhoods to become stronger and more appealing to people of all income levels, then we must provide the public amenities and infrastructure elements that are needed.

When the PBC and other governmental agencies, such as the Chicago Park District, the Chicago Housing Authority and the Chicago Public Schools work together, each agency adds their valuable expertise to a particular project. Because of this collaboration, our City's quality of life is greatly enhanced.

The Public Building Commission and the City work hard to respond to the needs of its residents. It starts with residents pointing out the needs of their community to the City who subsequently involve the community in making key decisions. It's important that residents are committed to the health and vitality of their neighborhoods.

Of particular importance to the City when planning and constructing these buildings is maintaining that each structure is environmentally friendly. As a City, we lead by example when it comes to incorporating healthy environmental practices into the everyday work of government.

Surrounding each new facility are trees, flowers and green spaces that enhance the City's beauty, adding color to the landscape and helping residents feel at peace with their urban environment. Many of them have features, such as reflective roofs and high-efficiency heating and cooling systems, which reduce energy costs.

While conserving costs, we're also enhancing the quality of life in our neighborhoods, which builds pride among our residents and helps attract new employers, residents and business that all feed into a strong local economy. This approach leads to a self-sustaining cycle of neighborhood renewal that eventually will benefit our city, our country and our society.

In the past year the Public Building Commission has managed a number of projects that have exemplified the City's commitment to building stronger neighborhoods as well as remaining environmentally friendly.

For example, the new \$20.5 million Morgan Park (22nd District) Police Station is the first of its kind to receive a LEED (Leadership in Energy and Environmental Design) Silver rating by the U.S. Green Building Council.

The Oriole Park Branch Library, which features children and adult reading rooms, also received a LEED certification by the USGBC.

Inside the PBC 2004 annual report you will learn about these and other projects completed by the Public Building Commission. Each of these projects reflects the PBC's ongoing effort to work with the City, its sister agencies and the community as we continue to improve this City's quality of life and at the same time promote environmentally friendly policies that truly make Chicago a beautiful place to live, work and raise a family.

Sincerely,

Richard M. Daley
Mayor

PLANTING AND SHAPE
TREE SHALL AS SPECIFIED

CUING CABLE
3 GUYS PER TREE

TURNBUCKLE

TREE WRAP

REMOVE BURLAP FROM
TOP 1/3 OF BALL

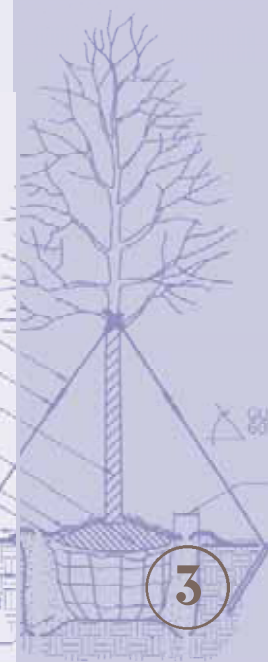
3" OF MULCH

SET CROWN OF BALL AT
FINISH GRADE

MOUND TO FORM SAUCER

UNDISTURBED GROUND

PLANT MIXTURE
AS SPECIFIED







Message from the Executive Director

Public facilities are vital to the health and prosperity of all Chicago citizens. Moreover, we at the Public Building Commission of Chicago (PBC) believe that the construction and renovation of public buildings is an important responsibility that is directly connected to the long-term viability of our great city.

Schools, police stations, fire houses, libraries and other public buildings reflect the taxpayers' investment in the city's infrastructure. Investment in these facilities helps to strengthen Chicago's economic competitiveness and enhances the quality of life within each of Chicago's neighborhoods.

Families within these Chicago neighborhoods want state-of-the-art public facilities that meet their needs and enhance the communities where they reside. The PBC is dedicated to constructing buildings that are innovative in their architectural design, multi-functional in their use and environmentally friendly.

The PBC is committed to making Chicago the most environmentally friendly city in the country by adhering to the Leadership in Energy and Environmental Design, or LEED standard. This standard, created by the United States Green Building Council, was pilot tested in 1998 and formally launched in 2000.

At the heart of the PBC's commitment to build per the LEED standard is our goal to build energy-efficient public facilities that are healthy to its users and economical to operate and maintain. It is our goal to obtain LEED certification on all new construction projects designed after June of 2004.

As a result of our commitment to operate under the LEED certification standard, we are constructing new buildings and environments with design features, such as energy supplementing solar panels, ultraviolet reflective roofing membranes, and permeable paving systems that provide more efficient storm water management methods,

improving the quality of storm water run-off as it is returned to a sub-grade ground water source. Design features such as these will allow our customers to save and create energy while alleviating the urban "heat island" effect.

Through our construction efforts, we also promote the use of recyclable building materials such as carpeting, ceiling tiles and structural steel.

The PBC is also committed to installing longer lasting energy-saving ultraviolet lighting systems and vegetative, or "green" roofing systems that capture rainwater and recycle portions of this moisture back to the atmosphere. Recent installations of these systems can be found at Claremont Academy, Edward K. "Duke" Ellington School, Tarkington School of Excellence and Haugan Middle School.

However, our most ambitious commitment to building to the LEED standard to date is the renovation of the Richard J. Daley Center. With nearly 200 courtrooms and more than 500,000 square feet of interior space, the 30-story tower is an internationally known landmark that serves more than 10,000 people a day.

The PBC is currently updating the Daley Center's fire protection, ceiling and lighting systems under the LEED Commercial Interior Guidelines (LEED-CI). Once completed, this project will be the largest LEED-CI project ever undertaken in the United States.

The Daley Center renovation project, along with our other current projects, reflect the PBC's overall commitment to do what we can to protect our limited resources and ensure that these resources are available for generations to come.


Sincerely,

Executive Director



PBC BOARD OF COMMISSIONERS

6



The Public Building Commission of Chicago is an independent agency whose commissioners oversee construction of municipal buildings and major public facilities for the people of Chicago and Cook County. The Mayor of Chicago serves as chairman and as one of 11 voting commissioners. Of the other 10 commissioners, one each is appointed by the Chicago Public Schools, the Chicago Park District, the Cook County Board of Commissioners, the Forest Preserve District of Cook County and the Metropolitan Water Reclamation District of Greater Chicago. The mayor appoints the remaining five, who include representatives of labor, commerce, the community and the clergy.

Board of Commissioners



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City of Chicago



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Special thanks to former
Commissioner Theodore
Tetzlaff for his 15 years of
service on the board of
the Public Building
Commission.





About the PBC

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

The PBC owns and operates the Richard J. Daley Center, which serves as our agency's headquarters. The PBC also owns and operates the surrounding Daley Plaza, the home of the renowned Picasso statue, one of Chicago's most important architectural landmarks. Throughout each year, the City of Chicago presents free cultural programming weekdays on the plaza. From the annual "Haunted Village at Pumpkin Plaza" Halloween celebration to the summertime Farmers Market, to cultural festivals and live entertainment, Daley Plaza is a popular gathering place for Chicago residents and its many visitors.

The PBC seeks to create diversity and build capacity in the construction marketplace. The PBC's qualification process for general construction and consulting firms seeking to do business with the PBC is designed to encourage smaller companies to participate and to increase diversity among those who work on public projects. The PBC enforces Equal Employment Opportunity (EEO) and city residency goals and seeks a larger role in the construction process for Minority Business Enterprises (MBE) and Women Business Enterprises (WBE).

For further information, including periodic news about PBC activities, please visit us on the World Wide Web at: www.pbcchicago.com.



About the PBC



PBC Staff



The Public Building Commission employs a staff with diverse backgrounds that meld professionally to create a team devoted to building for Chicago.

Executive Director Montel Gayles oversees the organization's construction activities with the assistance of a director of construction and a managing architect. These industry experts lead a group of project managers who manage construction jobs, literally, from the ground up.

PBC project managers, many of whom are architects and engineers, supervise the entire process of building a project on behalf of clients, such as the Chicago Park District, Chicago Public Schools, City of Chicago, and the Chicago Public Library. For each construction project, PBC project managers are involved with the public bid openings, reviewing the architectural drawings, managing the general contractor, and visiting the site on a regular basis — often daily — to ensure timely and effective completion and close-out of the construction project.

Professionals in the fields of accounting, procurement, risk management, information technology, public relations and legal affairs are also represented among the staff of the Public Building Commission.

The entire Public Building Commission team has been charged to follow the organization's basic mission: to deliver high-quality capital projects on time, on budget, as specified by our customers.



PBC Staff



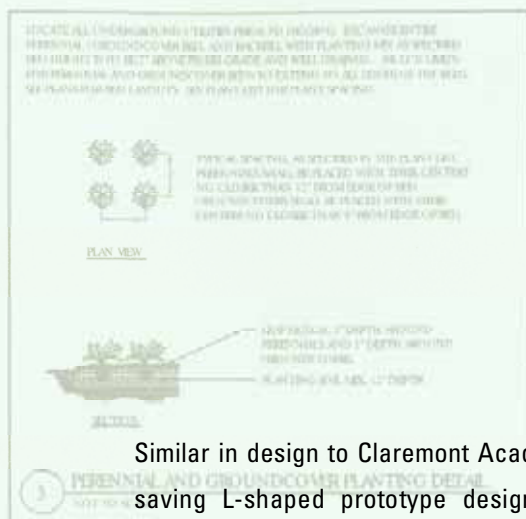
Chicago Public Schools

In 2004, the PBC continued its long-standing tradition of constructing quality schools that combine smartly built architectural design with end-user functionality. Four such schools were constructed and opened in 2004–05: Claremont Academy, Oscar DePriest Elementary School, North-Grand High School, and Edward K. “Duke” Ellington Elementary School.

In addition to the daily encouragement that students and faculty encounter at Claremont Academy through the words “dream” and “imagine” artfully etched in stone at the school’s front entrance, Claremont Academy is also a LEED (Leadership in Energy and Environmental Design) certified building.

A rooftop garden helps maintain cooler temperatures in the summer and warmer temperatures during the winter, while its reflective roof coating works to minimize the “heat island” effect that raises urban air and surface temperatures higher than rural areas. Students can watch the roof plantings as they grow, perhaps sparking an interest in horticulture, the environment and conservation. Located at 6315 S. Claremont, the Academy stands three stories tall on 108,000 square feet of space, and accommodates nearly 1,000 pre-K through eighth grade pupils.





Similar in design to Claremont Academy using a cost-saving L-shaped prototype design, Oscar DePriest Elementary reflects many of the same design elements as Claremont Academy. Colorful checkerboard-pattern floors brighten hallways and classrooms, whereas the school's open and airy three levels provide a spacious learning environment for more than 900 children. The new school is located in the Austin community, at 139 S. Parkside Avenue.

Both Claremont and DePriest schools feature standard and special education classrooms, science and computer labs, music and art rooms, fully equipped kitchens with dining rooms, and a Learning Resource Center. Each building is also accessible to people with disabilities and provides central air conditioning throughout. Each school is also outfitted with a state-of-the-art computer network system.



Airy and spacious North-Grand High School (above); Gym time - DePriest Elementary (right).

The new North-Grand High School – at 4338 W. Wabansia in Humboldt Park – showcases a contemporary design, accentuated with an abundance of green spaces on the school's campus. The building's innovative architecture also contains interior spaces with exposed structural elements, which complement the generous use of natural light helping to illuminate the high school's modern interior.

Organized into six distinct areas within a space of 200,000 square feet, North-Grand also houses a 548-seat auditorium complete with a green room, orchestra pit, professional lighting and stage rigging equipment. The school also includes a culinary art lab and gourmet kitchen, along with a six-lane competition swimming pool.



“Our design work on Claremont and Ellington emphasized adapting each prototype to the site, the building program, and the community. Special attention to details allowed each school to have a unique identity.”

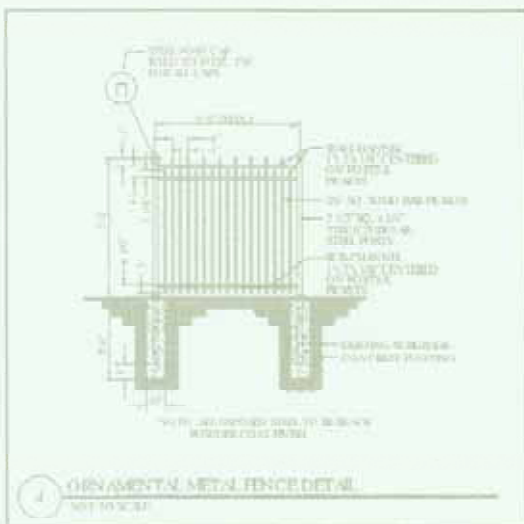
[Ken Schroeder, Principal,
Schroeder Murchie Laya Associates, Ltd.]





Opening mid-year in the Austin community, the new Edward K. “Duke” Ellington Elementary School replaced two buildings that formerly accommodated Ellington’s kindergarten through sixth-grade students. Based on the L-shaped prototype elementary school design, Ellington Elementary features a rooftop garden situated over the gymnasium. The garden is viewable to students through a series of glass windows. And, as an homage to the legendary musician for whom the school is named, “Duke” Ellington Elementary contains a keyboard motif on the hallway floors, musical notes on outdoor tree grates and a full-performance stage in the gymnasium.

The Chicago Public Schools and the PBC continue their joint venture to build dynamic new schools with construction underway on three more schools set to open their doors for the 2005-06 academic year – Haugan Middle School, Tarkington Elementary School, and Little Village High School.





City of Chicago



The City of Chicago works with the PBC and other agencies to develop and build facilities that are essential to ensure and enhance the quality of life of Chicago residents. In 2004, Mayor Daley proudly unveiled a high-tech emergency center and a building that consolidated the important operations of the Department of Water.

This new facility houses the Office of Emergency Management and Communications (OEMC). The OEMC is a centralized hub that serves as a command center for emergencies that unfold throughout the City. The OEMC opened in November and is contained in a 2,000-square-foot space. Throughout the OEMC, real-time camera images can be viewed by dispatchers on a high-resolution video wall, as well as on numerous high-definition monitors located strategically within the OEMC.

This new command center and its state-of-the-art technology allow multiple agencies – including the police and fire departments, Chicago Transit Authority, Streets and Sanitation, Water Management and the Department of Transportation – to share information, while making critical decisions and dispatching resources from their respective headquarters.

Also in 2004, the PBC implemented a cost-saving building technique that reused the original building's foundation to construct a new Department of Water Facility, at 1424 W. Pershing Road. Employing a contemporary architectural design creates a fresh look for the 42,000-square-foot building that houses Chicago's water meter testing site, maintenance shops and warehouse space. In addition, the PBC built a garage to store departmental vehicles as well as a one-story office building, both located on the Water Facility site.

Past and current municipal construction projects developed in partnership with the City of Chicago can be viewed by accessing the PBC's web site at www.pbcchicago.com.





Chicago Park District

NOTES:

NEVER CUT LEADERS

PRUNE TO THIN AND SHAPE
TREE CANOPY. SEE DETAIL.

TREE SHALL BEAR SAME RELATION TO
FINISHED GRADE AS IT BORE TO
PREVIOUS GRADE

TREE SHALL BE 3" OF MULCH
MOUND TO FORM SAUCER
REMOVE BURLAP FROM
TOP 1/3 OF BALL
PLANTING SHALL BE AS SPECIFIED
SCARIFY TO 4" DEPTH
AND RECOMPACT

The Public Building Commission and another one of its sister agencies, the Chicago Park District, have partnered through the years to build some of the City's most distinctive projects with Millennium Park, the North Avenue Beach House and Chinatown's Ping Tom Park, as examples of this partnership. This past year, the Hayes Park Natatorium opened its doors to Chicagoans, while the Fosco Park Community Center approached a completion date of 2005.

Hayes Park Natatorium and Fitness Center opened at 2936 W. 85th Street – just in time for summer. The \$8 million cutting-edge facility features a zero-depth pool and a fitness area that includes computerized treadmills, stationary bikes, stair steppers and elliptical machines, in addition to office space. Through use of this facility, area residents can take advantage of aquatic programs and classes offered for all age ranges and experience levels.

Looking ahead to 2005, the PBC and Park District are preparing to open the new Fosco Park Community Center. Situated near the ABLA Homes, the new Center offers a variety of recreational outlets for kids of all ages. A planned outdoor spray pool is sure to become a popular spot during the hot summer months, while an indoor swimming pool will surely be enjoyed year-round. A basketball court and an athletic field will also ensure hours of fun and physical activity.

While at Fosco Park, parents will also be able to utilize the convenient on-site day care that will accommodate nearly 100 children, as well as multi-purpose rooms designed for programming through the Chicago Park District.

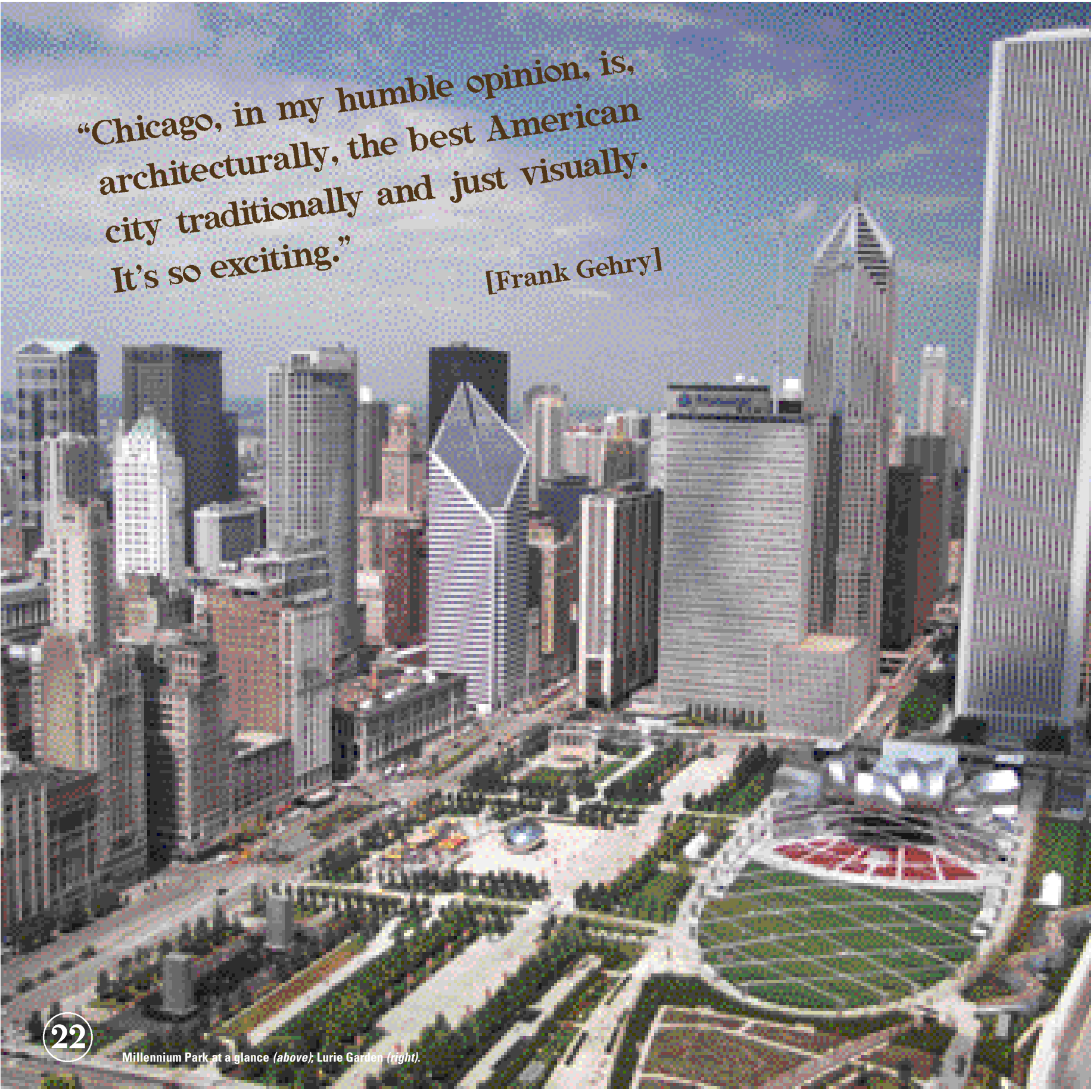
In addition to these construction projects, the PBC and the Park District will continue to work together to develop and construct campus parks throughout the city.



Chicago Park District

**“Chicago, in my humble opinion, is,
architecturally, the best American
city traditionally and just visually.
It’s so exciting.”**

[Frank Gehry]



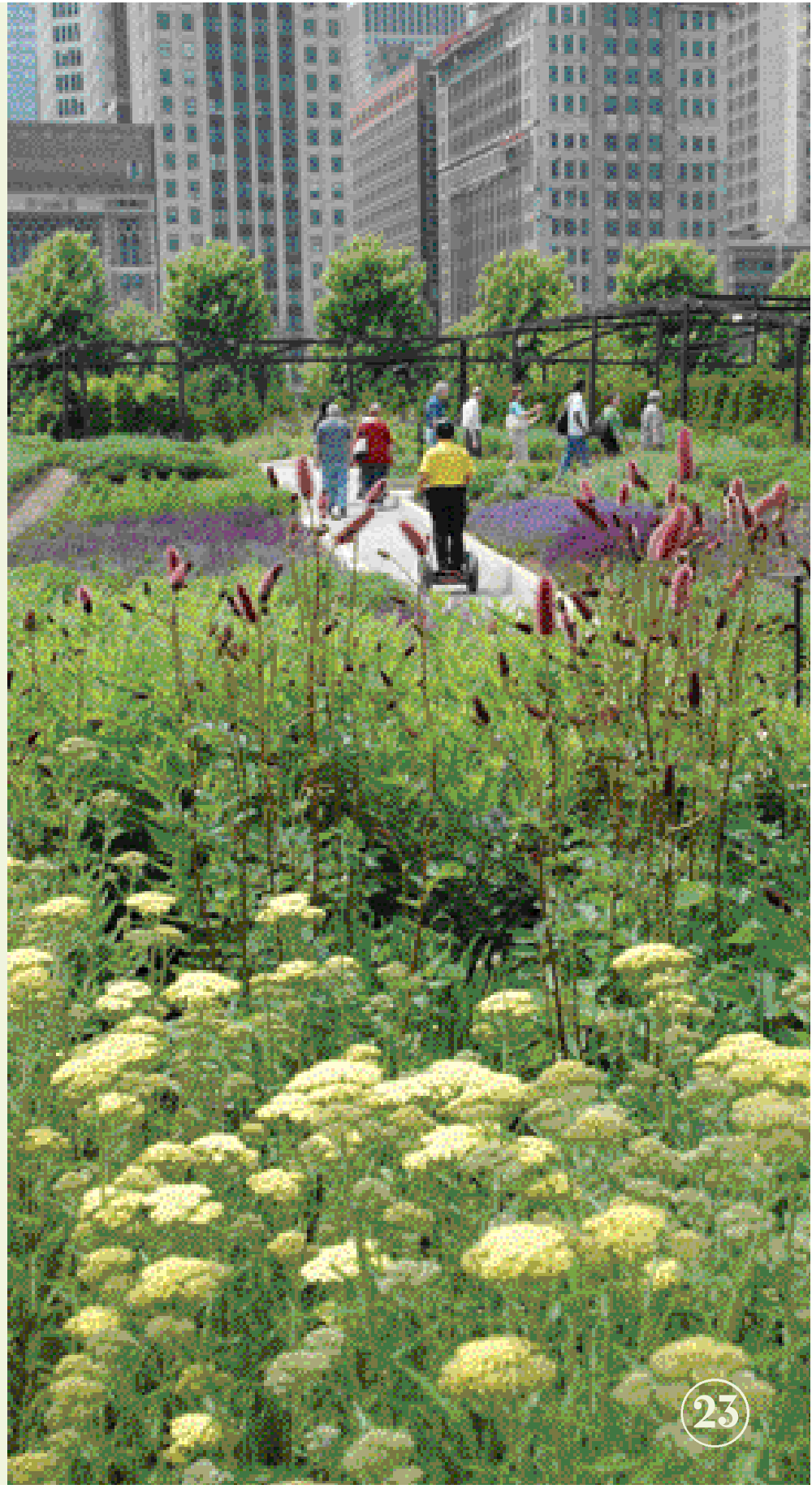
Millennium Park

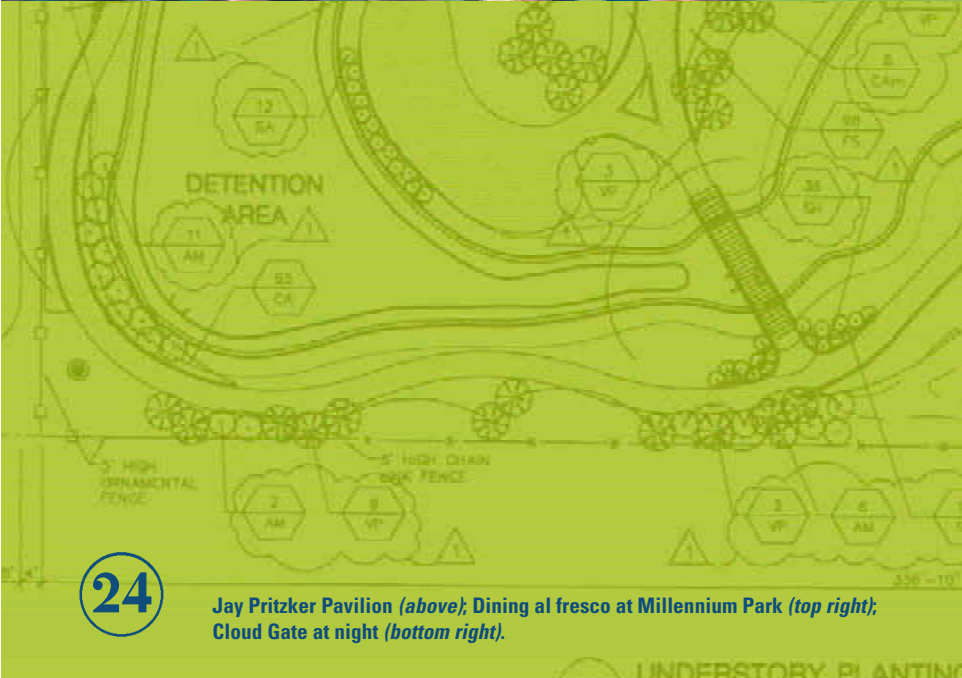
Chicago's Millennium Park was officially introduced to the world with a three-day festival in mid-July of 2004 with hundreds of thousands of people on hand for the celebration. Located on Michigan Avenue between Randolph and Monroe streets, the 24.5 acre park has transformed unsightly railroad tracks and parking lots into a world-class center for art, music, architecture and landscape design.

Since its opening, Millennium Park has won more than 30 prestigious awards, including the *Travel & Leisure* Design Award for "Best Public Space" and the American Public Works Association's "Project of the Year" Award.

In an article about its award winners, *Travel & Leisure* magazine praised the park as a ". . . simultaneous embodiment of aesthetic risk-taking and public service. It's a place that represents, in the words of the jury, a 'transformation of this American city.'"

Among the park's prominent features are the Frank Gehry-designed Jay Pritzker Pavilion, the most sophisticated outdoor concert venue of its kind in the United States; the interactive Crown Fountain by Jaume Plensa; the contemporary Lurie Garden designed by the team of Kathryn Gustafson, Guthrie Nichol, Piet Oudolf and Robert Israel; and Anish Kapoor's hugely popular Cloud Gate sculpture.





According to a study conducted by the firms Goodman Williams Group and URS Corporation, both residential and retail real estate markets in the downtown area have experienced positive growth as a result of Millennium Park, with the total value of residential development attributable to Millennium Park valued at an estimated \$1,400,000,000.

The PBC is proud to have managed the development and construction of Millennium Park. With more than 2.5 million visitors in its first year alone, the park is a major cultural icon that has quickly become one of the premiere destinations in Chicago for both residents and visitors.

“What I wanted to do in Millennium Park is make something that would engage the Chicago Skyline . . . so that one will see the clouds kind of floating in, with those very tall buildings reflected in the work.”

[Anish Kapoor]



Millennium Park





Chicago Public Library

Chicago's newest branch libraries have not only evolved into centers of community in action, their architecture was created to be environmentally friendly with an overriding focus and objective to preserve our natural resources.

To this end, Oriole Park Branch Library opened in June 2004 at 7454 W. Balmoral Avenue. The library is certified under the principles of the Leadership in Energy and Environmental Design (LEED) program of the U.S. Green Buildings Council. An energy-efficient heat and cooling system and a lighting system that automatically adjusts to capture the maximum natural light possible are just two of the "green" features of this new building. Recycled and locally manufactured materials were utilized for the construction of this building. Moreover, the use of highly reflective concrete in the parking lot will help to reduce the "heat island" effect usually caused by darker paving materials.

Free internet access, audio books, electronic media and Polish language materials enhance the \$400,000 collection of books, magazines and newspapers offered at the new Oriole Park branch. A community room with seating for more than 100, a summer reading program and career-related information encourage residents to become more involved in their neighborhood branch library.



The new West Pullman Branch Library contains many of the same environmentally friendly elements as Oriole Park and is also slated to receive LEED certification. After not having a branch of its own, the West Pullman community now benefits from a full-service library that offers children's story time, crafts and cultural programs and author appearances. It also contains an African-American history book selection. Located at 830 W. 119th Street, this library also has a community room that can accommodate up to 125 people for meetings, presentations, and special events.

The renovated 15,000-square-foot Toman Branch Library stands at 2708 S. Pulaski Road, updating the original building that opened in 1927. The new and improved Toman library retains the original façades and the interior fireplace of the old facility, both of which were incorporated uniquely into its design. In addition to family activities and Adult Services programs, the new Toman library includes DVDs and other electronic media, Spanish-language materials and online resources that can be reviewed and referenced by the public.

Construction and pre-construction activities are in full swing throughout the city for the following new branch libraries: Avalon, Bucktown-Wicker Park, Logan Square, Vodak-East Side, and West Chicago Avenue.



City Colleges

The Public Building Commission and City Colleges of Chicago continue to work in partnership to advance a capital improvement program that includes renovations and upgrades to numerous educational facilities. Moreover, the two agencies are also working to complete a plan to construct the PBC's largest construction project for this year: the new Kennedy-King College Campus.

The new Kennedy-King College Campus will be constructed on a 40-acre site in the heart of Chicago's Englewood community. The \$192 million project is viewed as the economic anchor to ongoing public and private sector efforts to revitalize the Englewood community. West Englewood Library and the Englewood Senior Satellite Center are two other PBC construction projects that were recently completed and plans are under way for a new fire house, police station and health facility along with residential and commercial/retail development. In addition to new state-of-the-art facilities and increased space for academic programs, the new campus will serve Englewood residents by providing community-wide access to the campus library, day care center, sports facilities, swimming pool, bookstore and restaurants. The project is scheduled for completion by fall of 2007.

The PBC also continues to move forward with an extensive renovation of Harold Washington College. This project includes reconstruction of interior spaces throughout the 11-story building, including new mechanical, electrical, plumbing, fire protection and life safety systems. After construction, the building will be completely ADA-compliant, with a total renovation of the school's biology labs, expansion of the new student lounge and the expansion of the college's multi-media center/library.



City Colleges



Senior Satellite Centers



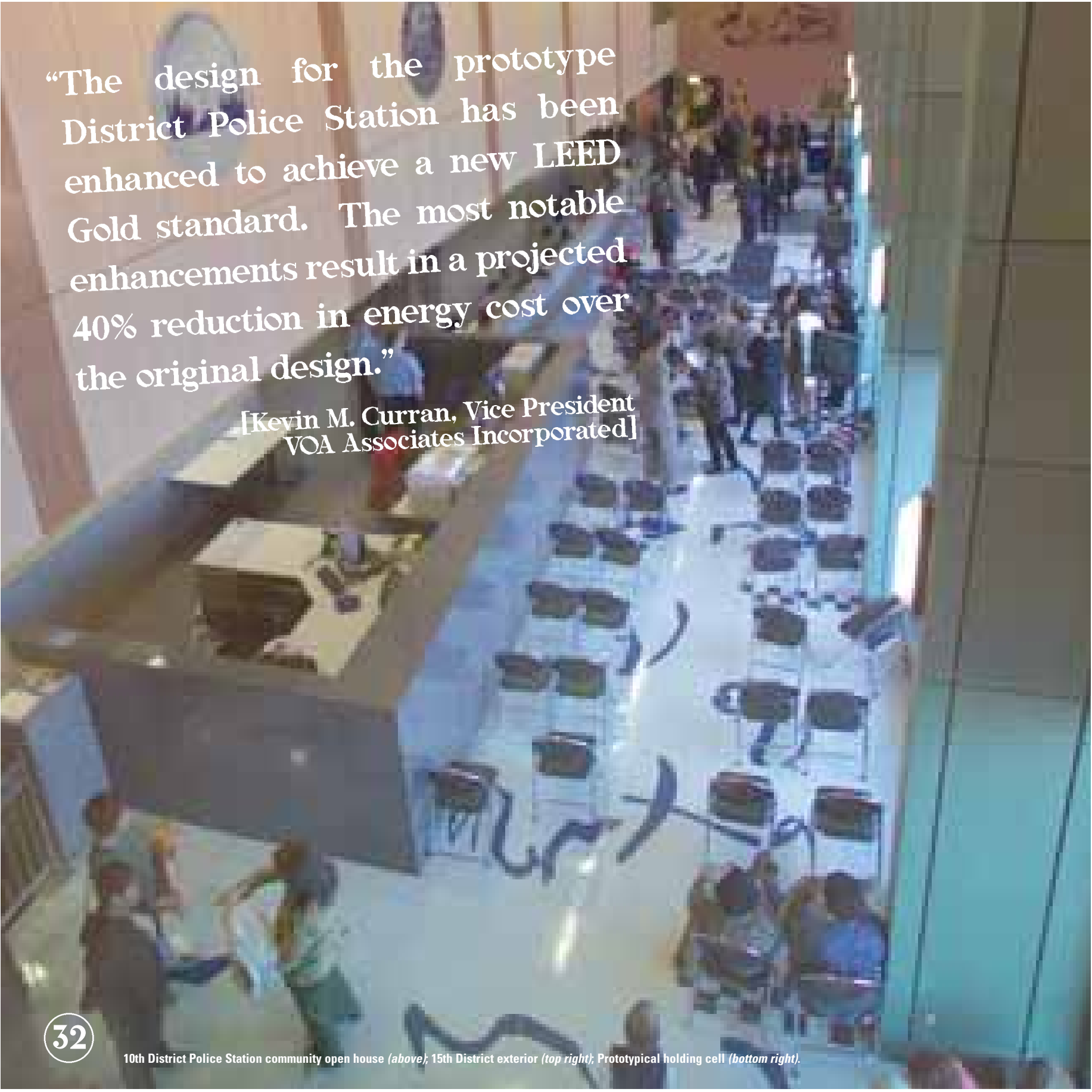
Working to combat the isolation often faced by today's senior citizens, the PBC and the Chicago Department on Aging — under Mayor Daley's *Neighborhoods Alive with Seniors!* program — continue to construct modern, multi-purpose Senior Satellite Centers throughout the city. Fitness and community rooms within the centers generate opportunities for seniors to socialize, as well as exercise, while computer classes and libraries help to enrich the quality of life of all participating seniors.

Whether spending an afternoon playing cards with new friends, or learning to surf the Internet for useful information, Abbott Park seniors are taking advantage of their new \$2 million Senior Satellite Center. Operated by the Community Mental Health Council, Abbott Park was built in a cost-saving measure by utilizing existing Chicago Park District property. More Senior Satellite Centers are in the planning stages for various Chicago communities.

The Englewood community welcomed its own Senior Satellite Center in May 2004. Residents from the 3rd, 16th, and 20th wards can now take part in educational and recreational activities that include an award-winning fitness program complete with a personal trainer and brand new work-out equipment, such as treadmills, stationary bikes and free weights. A Caregiver Resource Corner and Golden Diners lunch program also add to the valuable offerings of this neighborhood gathering spot.



Senior Satellite Centers



“The design for the prototype District Police Station has been enhanced to achieve a new LEED Gold standard. The most notable enhancements result in a projected 40% reduction in energy cost over the original design.”

[Kevin M. Curran, Vice President
VOA Associates Incorporated]

Chicago Police Department



As Mayor Daley's *Neighborhoods Alive 21* program continues to generate new police stations around the city, the PBC has developed a more environmentally friendly police station prototype that

integrates a full menu of "green" elements into its design. New stations being built for the Chicago Police Department by the PBC reduce energy consumption, conserve water and use recycled building materials. Many of these products are locally manufactured.

In June, the Mayor cut the ribbon during a grand opening celebration for the new Morgan Park (22nd District) station, at 1900 W. Monterey. This station replaces an outdated facility, built in 1936. The old facility was also four times smaller than the new, 44,000-square-foot station and has the distinction of being the first silver-rated LEED (Leadership in Energy and Environmental Design) certified police station in the country.

LEED ratings are designated by the U.S. Green Building Council and include such criteria as: 50% or more of the building materials are developed from recycled products; reflective roofing; water-efficient plumbing systems that use 30% less water; no ozone-depleting refrigerants used; and 50% of the building's electricity is provided by renewable sources.

The City's second-oldest police station, serving the Ogden (10th District) since 1917, was also retired in 2004. The old facility was replaced by a modern law enforcement building at 3315 W. Ogden Avenue. Three times the size of its predecessor, the new 10th District station is a testament to Mayor Daley's commitment to sophisticated crime fighting, with technology that includes a computerized command center; and an ultra-modern roll call room that enhances presentations during briefing and training sessions.

Local residents, dignitaries and the media toured these new facilities during day-long events. The 22nd and 10th district stations are the sixth and seventh new stations built under *Neighborhoods Alive 21*. Other stations in various stages of the construction process are in the following districts: 7th, 8th, 9th, 12th, 15th, 17th, and 23rd.





Campus Parks

Green grass and wide open spaces, inviting children to play within their own neighborhoods, is Mayor Daley's vision for Chicago's campus parks. As many as 100 of these urban oases now dot the City's landscape. These campus parks beautify formerly unused, vacant or neglected spaces. Five new parks nearing completion will soon be ready for area residents and schoolchildren alike to enjoy, as the PBC, Chicago Park District and Chicago Public Schools continue to combine resources to bring these parks to life.

Burroughs School Campus Park, at 3542 S. Washtenaw, is a nearly two-acre site in Brighton Park. This park contains bright, new playground equipment, basketball courts, a paved plaza with seating and generous landscaping.

An outdated, hard-surface playground at Cleveland School has been transformed into a grassy field with a soft-top recreational area that covers more than two acres. New, modern playlot equipment, a concrete walkway, drinking fountain, lighting, plants and trees and wrought iron fencing round out the scope of this project, located at 3121 W. Byron.



Corkery School and the surrounding community will enjoy the benefits of a multi-purpose playing field and a resilient-surface track created on two acres of vacant and unsightly land in South Lawndale.

Decorative planters at its entry welcome visitors into the new Paderewski School Campus Park in South Lawndale. The park's design incorporates a radial pattern into the custom-made benches and paving. Sitting on two-and-a-half acres, the campus park also includes a multi-use playing field, a plaza area with benches, fencing, lighting, flowers and trees and a children's teaching garden landscaped with perennials.

With new trees, shrubs, and flowers blooming where concrete and asphalt once prevailed, Ross Campus Park should become a magnet for those seeking a place to run, jump, swing and slide. This three-acre site, located at 6059 S. Wabash in the Washington Park community, contains the latest variety of playground equipment, as well as a 400-foot granite running track.

Six new campus parks are in the design phase, with construction to begin in spring 2006, for the following schools — Columbus, Disney, Goudy, Mount Vernon, Mozart and Rogers.



Campus Parks



Chicago Fire Department

Anchoring the communities they serve, Chicago's newest fire houses are designed with comfort, safety, and training in mind. And as a result of firefighters spending long shifts inside their stations, their living quarters have evolved to make better use of the time they have between emergencies.

Ample workspace is available in the common areas and in each officer's room, while training spaces have been created so that individual engine companies can receive their education internally without having to leave their stations. Community meetings can also be held in the common areas, allowing for more interaction with the neighborhood.

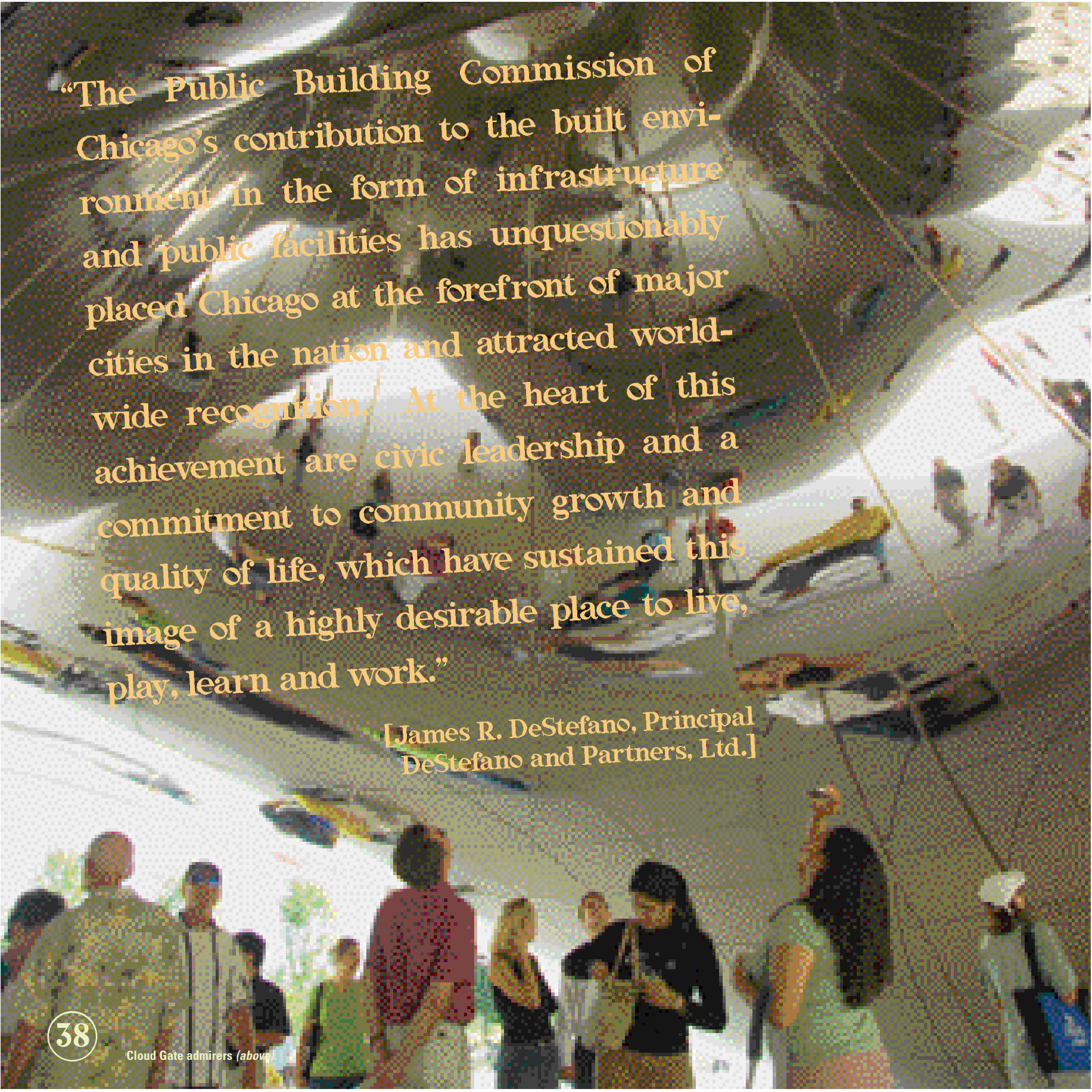
To keep in peak physical shape, firefighters can take advantage of the station's fitness room, which is outfitted with treadmills, stationary bikes, and weights. A stainless steel kitchen is also a welcome addition to the new fire stations, making meal preparation easier and more efficient.

A modern command center is at the heart of each new station. From the command center, the commander receives emergency communications and dispatches the appropriate response vehicles.

Two grand openings were celebrated this past year. These openings were attended by Chicago Fire Department and City officials, local schoolchildren, parents and senior citizens. A major snowstorm did not stop the festivities surrounding Engine Company 38's unveiling at 3949 W. 16th Street. Replacing a 90-year-old facility, the new station also houses the 4th District Headquarters. Engine Company 88 stands proudly at 3637 W. 59th Street and is the third new fire house to be opened under the *Neighborhoods Alive 21* program.

More stations are in the planning and construction stages for the following engine companies: 18, 70, 84, 102, 109 and 121.





"The Public Building Commission of Chicago's contribution to the built environment in the form of infrastructure and public facilities has unquestionably placed Chicago at the forefront of major cities in the nation and attracted worldwide recognition. At the heart of this achievement are civic leadership and a commitment to community growth and quality of life, which have sustained this image of a highly desirable place to live, play, learn and work."

[James R. DeStefano, Principal
DeStefano and Partners, Ltd.]

Financial Summary

PUBLIC BUILDING COMMISSION OF CHICAGO

Summary Financial Position

December 31, 2004

Assets

Cash and investments	\$373,661,456
Capitalized leases receivable	509,290,000
Due from other governments and agencies	36,747,188
Other assets and receivables	3,101,026
Building and land net of depreciation	51,382,282
Total Assets	\$974,181,952

Liabilities

Accounts payable	\$76,961,976
Bonds payable	527,125,630
Deferred project revenue	90,963,211
Other liabilities	202,554,829
Total Liabilities	\$897,605,646
Net assets	\$76,576,306
Total Liabilities and Net Assets	\$974,181,952

PUBLIC BUILDING COMMISSION OF CHICAGO

Operating Highlights

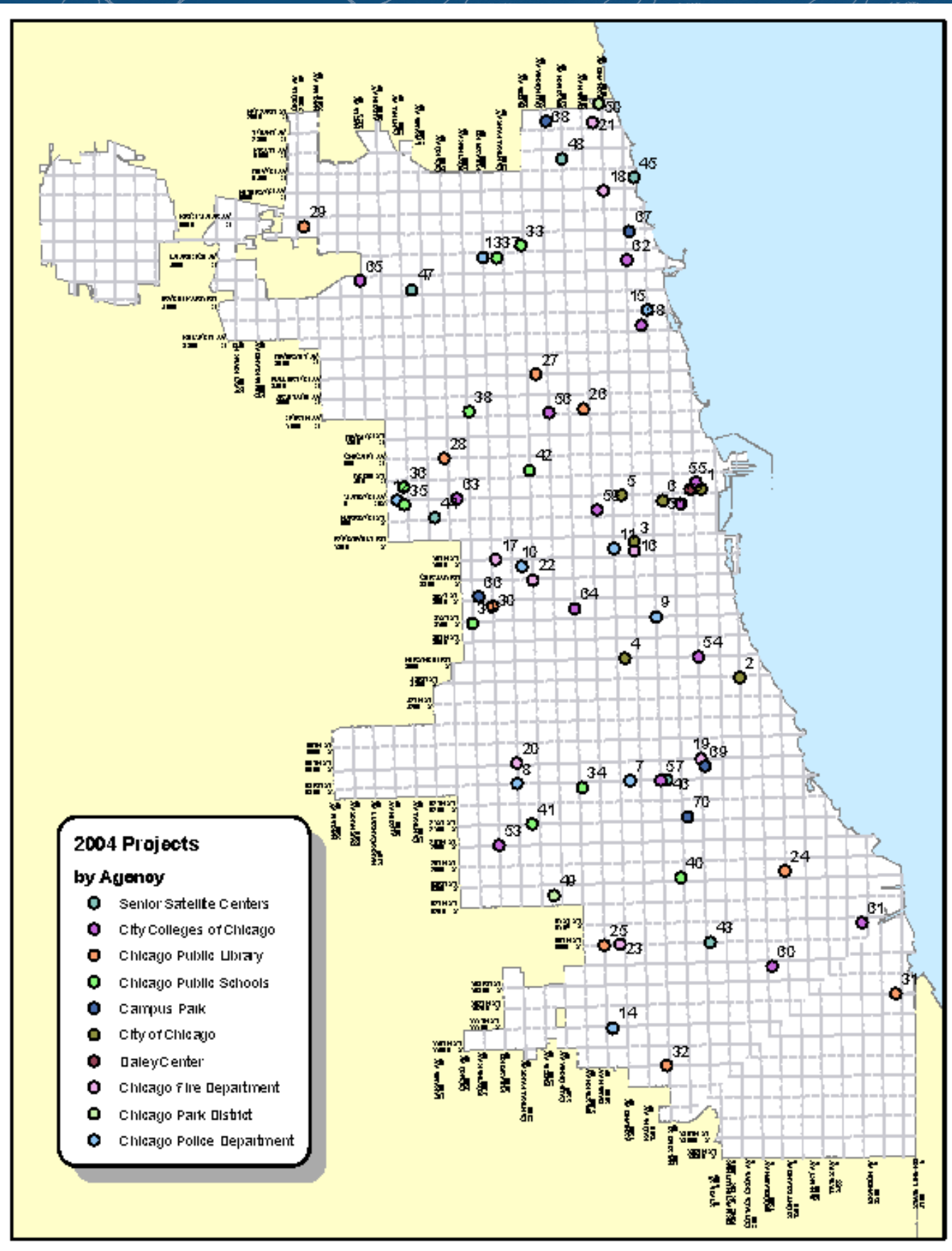
Year Ended December 31, 2004

Direct project costs	\$326,975,453
Facility maintenance and operations costs	15,672,982
Administrative costs	7,447,982

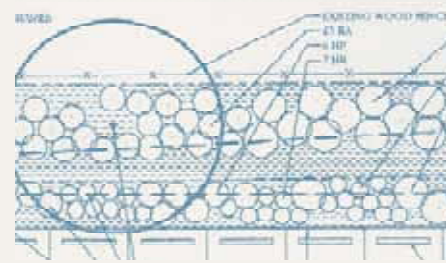
The complete December 31, 2004 PBC Audited Financial Statements are available at

www.pbcchicago.com.

2004 Projects by Agency



PBC 2004 Project List



City of Chicago

1	Millennium Park	Michigan/Columbus/ Randolph/Monroe
2	4th Ward Yard Facility	4336 S. Cottage Grove
3	Fosco Community Center	1312 S. Racine
4	Dept. of Water Facility	1424 W. Pershing
5	OEMC Operations Center	1411 W. Madison
6	Near West Side Park	Desplaines & Adams

Chicago Police Department

7	7th District	1400 W. 63rd Street
8	8th District	3600 W. 63rd Street
9	9th District	3100 S. Halsted
10	10th District	3400 W. Ogden
11	12th District	1430 S. Ashland
12	15th District	5800 W. Madison
13	17th District	4700 N. Pulaski
14	22nd District	1901 W. Monterey
15	23rd District	Halsted & Addison

Chicago Fire Department

16	Engine 18	1500 S. Racine
17	Engine 38	3911-59 W. 16th Street
18	Engine 70	5960 N. Clark
19	Engine 84	5900 S. State
20	Engine 88	3600 W. 59th Street
21	Engine 102	7322-74 N. Clark Street
22	Engine 109	2215 S. Kedzie
23	Engine 121	1700 W. 95th Street

Chicago Public Library

24	Avalon Branch Library	8148 S. Stony Island Avenue
25	Beverly Branch Library	95th & Damen
26	Bucktown/Wicker Park Branch Library	1701 N. Milwaukee
27	Logan Square Branch Library	3030 W. Fullerton
28	West Chicago Avenue Branch Library	4856 W. Chicago Avenue
29	Oriole Park Branch Library	7454 W. Balmoral
30	Toman Branch Library	2708 S. Pulaski
31	Vodak/East Side Branch Library	3710 E. 106th Street
32	West Pullman Branch Library	830 W. 119th

Chicago Public Schools

33	Albany Park Middle School	4929 N. Sawyer
34	Claremont Community Academy	6400 S. Claremont
35	DePriest Elementary School	139 S. Parkside
36	Duke Ellington School	243 N. Parkside

37	Haugan Middle School	3729 W. Leland
38	North-Grand High School	4338 W. Wabansia
39	Little Village High School	3126 S. Kostner
40	Neal F. Simeon Career Academy	8235 S. Vincennes
41	Tarkington School of Excellence	3330 W. 71st Street
42	Westinghouse High School	Kedzie & Franklin

Senior Satellite Centers

43	Abbott Park	49 E. 95th Street
44	Austin	5071 W. Congress
45	Edgewater/Uptown	6205 N. Sheridan
46	Englewood	653 W. 63rd Street
47	Portage Park	4100 N. Long
48	West Ridge	6601 N. Western

Chicago Park District

49	Hayes Park Natatorium	2940 W. 85th Street
50	Gale School Community Center	1631 W. Jonquil

Daley Center

51	Richard J. Daley Center	50 W. Washington
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City Colleges of Chicago

52	Central Administration Building	226 W. Jackson Boulevard
53	Daley College	7500 S. Pulaski
54	Dawson Tech	3901 S. State Street
55	Harold Washington College	30 E. Lake Street
56	Humboldt Park	1645 N. California
57	Kennedy-King College Campus	6300 S. Halsted
58	Lakeview	3310 N. Clark Street
59	Malcolm X Colleges	1900 W. Van Buren
60	Olive-Harvey College	10001 S. Woodlawn Avenue
61	South Chicago	3055 E. 92nd Street
62	Truman College	1145 W. Wilson
63	Westside	4624 W. Madison Street
64	Westside Tech	2800 S. Western
65	Wright College	4300 N. Narragansett

Campus Parks

66	Corkery	2510 S. Kildare
67	Goudy	5120 N. Winthrop
68	Rogers	7345 N. Washtenaw
69	Ross	6059 S. Wabash
70	Yale	7025 S. Princeton

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