



ANNUAL REPORT 2013

P | B | C  **PUBLIC
BUILDING
COMMISSION**

"Making an Impact...Improving Communities"







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MESSAGE FROM THE **CHAIRMAN**



In 2013, the Public Building Commission (PBC) approved comprehensive projects for Chicago's schools, park facilities and libraries, as well as introduced new and innovative safety, technology and energy efficiency initiatives for the City of Chicago.

We continue to make critical investments so our students have access to the necessary resources to succeed in the classroom, ensuring they will be 100 percent college ready and 100 percent college bound. Our students experience the benefits of these improvements each day as we build and renovate classrooms; create science, media, computer, and engineering labs; increase access to wireless technology; and develop art and performance spaces.

We have established a multi-year plan to install air conditioning in every Chicago Public School classroom so students can focus on their studies in a comfortable learning environment. As a result of this plan, 86 schools will have air conditioned classrooms for the 2014-2015 school year. A total of 154 schools have received air conditioning in the past two years.

The PBC has undertaken projects to increase the number of classrooms to support high-quality early childhood education as a vital and integral part of providing every student with the education they deserve to excel. For the first time, every student in the City of Chicago had access to a full day of kindergarten in the 2013-2014 school year. Guaranteeing a full day of kindergarten at every CPS elementary school provides students with a notable academic advantage for their future.

Additionally, infrastructure projects including the first co-located Chicago Public High School and a Chicago Public Library in the Back of the Yards community, as well as developments like Ping Tom Memorial Park Fieldhouse in Chinatown are helping to increase access to recreational and educational activities throughout Chicago's neighborhoods. As part of Building a New Chicago, these projects and others like them are rebuilding our city's infrastructure so that we may continue to lead well in the 21st Century.

I am also proud to report that minority- and women-owned business (M/WBE) participation played a key role in project development and in the success of PBC projects in 2013, and we expect that trend to continue. This high-level participation extended across all PBC work, from general construction to professional services such as surveyors, engineering and other services.

Across every one of Chicago's neighborhoods, we are making the necessary investments today to ensure that Chicago is prepared with the infrastructure and the innovations to lead well into the 21st Century. ■

Rahm Emanuel
Chairman
Public Building Commission



MESSAGE FROM THE EXECUTIVE DIRECTOR



I am pleased to report that 2013 was an exceptional year for the PBC. On behalf of our clients, we successfully delivered nine new capital projects and multiple infrastructure and technology projects along with 98 school upgrades as part of the School Investment Program, plus six

modular units at elementary schools to facilitate universal full-day kindergarten for the first time in Chicago Public Schools history.

Economic and environmental sustainability are at the heart of our mission, and PBC was able to leverage public investment so that communities receive the maximum benefit from these public projects. In 2013, we were proud to oversee the design and construction of cross functional facilities offering our residents access to state-of-the-art amenities that serve as true community anchors to help raise the quality of life for families across our communities.

We set a foundation of excellence along with strong partnerships that allowed us to complete projects that benefit and inspire individuals who live, work and visit Chicago, Cook County and the metropolitan area. Our continued commitment to exemplary stewardship of the public fund through innovative cost and schedule controls allowed us to consistently deliver quality public facilities on time and under budget, while also focusing on our commitment to environmental and economic sustainability.

The partnerships we formed were critical to our work with the business community and our communities at large. We are grateful for that and remain committed to ensuring that our project workforce is reflective of the diversity of the areas we serve.

As 2013 drew to a close, we were very close to achieving our chairman's goal of doubling the number of LEED certified municipal buildings. Ten PBC projects achieved LEED certification in 2013, including Sarah E. Goode STEM Academy and Chicago Fire Department Engine Company 16, which both achieved LEED Platinum certification, making them the first fire station and public school in the state to achieve that laudable status. At year end, PBC had developed a total of 59 LEED certified municipally-owned buildings.

Each of the projects we delivered in 2013 provided state-of-the-art facilities to community residents. The work we do underscores what we as a public developer know: community anchors like schools, libraries and parks are catalysts for positive change and help strengthen and improve our neighborhoods. In 2014, we will continue delivering award-winning facilities of which we can all be proud and that serve as examples of how our investments are making an impact. ■

Erin Lavin Cabonargi
Executive Director
Public Building Commission



2013 HIGHLIGHTS



2013 was an exceptional year for the PBC. On behalf of our clients, PBC successfully delivered a total of 27 projects, including nine new capital projects, upgrades to 98 CPS schools as part of the School Investment Program, and six modular classroom units in support of CPS's universal full-day kindergarten initiative. The PBC also delivered energy, technology and infrastructure projects that have helped reduce use of natural resources and improve access to technology and public safety tools.

In 2013, we proudly managed the development of a number of dynamic, multipurpose facilities that offer community access and improve the quality of life for neighborhood families. An outstanding example is the

Back of the Yards Campus: Chicago Public Schools College Preparatory High School and Chicago Public Library Branch Library, offering the first co-located public branch library and public high school. With this and all projects, we seek a model for capital investment that can be leveraged to provide maximum benefits to the surrounding community. Other 2013 highlights include the award-winning William Jones College Preparatory High School and Ping Tom Memorial Park Fieldhouse, which joined other PBC projects honored with a host of awards from a wide range of industry associations and thought leaders recognizing innovation, best practices and excellence in planning, design and construction. ■



COST PERFORMANCE AND EFFECTIVENESS

The PBC is committed to the cost-efficient delivery of our projects. We manage costs and cash flow projections over the life of each project and work closely with our clients throughout a project's development to ensure that only the funds necessary to complete a project are raised.

2013

For projects completed in 2013, the PBC's budget authority exceeded \$547 million in project development costs.

At year end, completed projects were trending under budget by 6.02%, representing a variance of \$32.9 million under the original undertaking budgets. A limited number of budget revisions had been authorized due to changes in project scope. Including these revisions, the 2013 completed projects were trending under budget by 5.92%, representing a variance of \$32.4 million under the revised undertaking budgets.

The PBC tracks all project costs throughout the life of a project, including all indirect costs, also known as "soft costs" (planning, environmental testing and consulting, design, and program and project management) and all construction costs, also known as "hard costs" (demolition, site prep, utility relocation and general construction). The PBC's indirect costs average 16.43% of construction costs. This is consistently below the construction industry average of 25%.

MULTI-YEAR

At year end, the PBC's multi-year program authority for projects completed and in development exceeded \$2.6 billion in project development costs. Projects included in the multi-year program were trending under budget by 7.15%, representing a variance of \$191 million under the original undertaking budgets. A limited number of budget revisions were authorized due to changes in project scope. Including these revisions, projects were under budget by 7.49%, representing a variance of \$201.8 million under the revised undertaking budgets. ■





ECONOMIC SUSTAINABILITY

The Public Building Commission maintains a strong commitment to economic sustainability and has a strong history of community participation in its programs and projects. 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 our region to be represented in the work of the PBC. The cornerstone of these participation requirements is embodied in the following provisions included in PBC procurement documents and construction contracts. Every project offers a range of opportunities to expand M/WBE participation, community hiring, and student hiring.

- Bid incentives for the employment of apprentices
- Bid incentives for the employment of minority and female workers
- Contract provisions that require at least 50% of the labor force be residents of the City of Chicago
- Contract provisions that require community hiring, helping to employ those closest to the work at hand
- Contract provisions that require local general contractors awarded PBC projects to subcontract at least 25% of the contract worth to local subcontractors. Non-local general contractors must award at least 35% of the work to local subcontractors
- Contract provisions for student hiring opportunities
- Contract provisions that require minority- and women-owned business participation ■







JOB CREATION

PBC focuses on economic sustainability in project and program development. In 2013, projects completed by the PBC created 1,744 full-time equivalent (FTE) jobs for both construction and professional services. These projects had a wider impact, since 12,118 individuals were employed

in construction alone on the projects completed in 2013. The PBC also exceeded its community hiring goals, with nearly 9% of the total hours worked by residents of the communities surrounding the projects. ■

M/WBE COMPLIANCE ON PROJECT WORK COMPLETED IN 2013

The PBC's commitment to minority- and women-owned business participation remained strong in 2013, and the high levels of participation were indicative of the successful community engagement efforts and partnerships we formed with community organizations which helped us achieve this level of participation. We remain committed to ensuring that our project workforce is reflective of the diversity of the communities we serve. In 2013, 27 projects achieved construction completion totaling more than \$400.4 million of awarded contracts. By year end, of the more than \$362.6 million paid to

date, these projects have achieved MBE participation of 32.21% or \$116.7 million, and WBE participation of 7.73% or \$28 million, for a combined total of 39.93% M/WBE participation.

Professional consulting services for projects completed in 2013 represent a total value of \$17.42 million. As paid to date, these services have achieved a combined M/WBE participation of 70.25% or \$11.34 million. MBE participation was 57.35% or \$9.26 million and WBE participation was 12.9% or \$2.08 million. ■

M/WBE COMPLIANCE ON PROFESSIONAL ADMINISTRATIVE CONSULTING SERVICES IN 2013

The PBC also tracks compliance on program-wide administrative professional consulting services that are not directly attributable to individual projects. These services include a range of work: inspector general fees, legal counsel, insurance brokerage services, real estate management and computer services. At year's end, these services have achieved a combined M/WBE participation

of 52.99% percent or \$12.56 million of the total paid to date. MBE participation was 46.65% or \$11.06 million and WBE participation was 6.34% percent or \$1.5 million.

A full copy of the PBC 2013 Year End Staff Report is available at pbcchicago.com ■





ENVIRONMENTAL SUSTAINABILITY

In 2013, the PBC continued its longstanding commitment to environmental sustainability and building LEED certified facilities. In June 2011, Chairman Emanuel announced the goal of doubling the number of LEED certified municipally-owned buildings by 2015. At the time of his announcement, a total of 41 municipally owned buildings were LEED certified. At year end, thanks to exemplary project management and control, the PBC anticipated that it would meet that goal well ahead of schedule.

At the end of 2013, the PBC had achieved LEED certification on a total of 59 municipally owned projects, with an additional 19 registered projects pending certification. Combined with the City and Sister Agency LEED projects, the PBC-built facilities helped bring the total number of LEED certified, municipally-owned buildings in Chicago to 79 at the end of 2013, more than any other city in the nation. This is important not only to underscore that Chicago is the greenest city in the nation, but also because it has reduced the impact on the environment for generations to come.

Ten projects achieved LEED certification in 2013, and, of those, half of them exceeded the PBC's minimum LEED target level of Silver. Two projects, Chicago Fire Department Engine Company 16 and Chicago Public Schools Sarah E. Goode STEM Academy achieved Platinum certification, the highest rating possible. Engine Company 16 is the only fire station to achieve that level of LEED certification in the State of Illinois, and Goode STEM Academy is the only school in the City of Chicago to have that distinction. In 2013, the PBC also began

to implement a program to install Energy Conservation Measures at City of Chicago and Metropolitan Water Reclamation District (MWRD) facilities.

While sustainability policies help guide the PBC's work, the true measure of these policies can be found in the "harvest metrics" that demonstrate how those policies impact our environment. The PBC reported the following outcomes on its harvest metrics:

- 565,231 gallons of stormwater diverted from the sewers
- 22,251,437 gallons of potable water saved
- Energy savings of \$1,418,707 annually
- 635,686 square feet of green roof space, which is 35% of total roof area constructed in 2013
- \$55,524,926 of recycled materials to date
- \$99,907,141 of regional materials (extracted, processed and manufactured within 500 miles) to date
- 94.8% of waste diverted from landfills (180,760 tons)
- 2,406 shade trees planted at new construction sites
- 41 electric vehicle charging stations
- 5,628,427 kWh offset in the form of Green Power Renewable Energy Certificates
- Daley Center water savings: 17,381,592 gallons annually
- Daley Center energy savings: \$1,124,797 annually



PBC BOARD MEMBERS

The Public Building Commission was formed in 1956 through state legislative authority that created the Public Building Commission Act in response to the recognition of the need for professional management of public construction projects. The Public Building Commission is considered an essential tool to eradicate duplication of services—and expenses—among government bodies, saving taxpayer money by streamlining the planning, design and construction of public projects. The Mayor of the City of Chicago chairs the Public Building Commission's Board of Commissioners, which is comprised of 10 other business and civic leaders whose dedication to our communities has led them to volunteer their time to shape our metropolitan area's built environment and its future.

Since its inception, the PBC has enhanced education, safety and recreation across the region by building or

renovating hundreds of schools, libraries, parks, fire houses, police stations and other public facilities such as the Daley Center, Millennium Park, the award-winning Sarah E. Goode STEM Academy, 31st Street Harbor and Ping Tom Memorial Park Fieldhouse. The PBC continues to renovate and build new facilities that enhance local communities. The PBC oversees these projects on behalf of its clients: the City of Chicago, Cook County, the Chicago Public Library, the Chicago Public Schools, the Chicago Park District, Metropolitan Water Reclamation District and the Chicago Infrastructure Trust.

Commissioners are agency appointed or have experience in real estate, building construction and trades, community engagement and finance. Board members are appointed for a five-year term or until a successor is named. ■



Rahm Emanuel



Dr. Byron T. Brazier



Martin Cabrera, Jr.



Thomas J. Kotel



Jose G. Maldonado Jr.



Toni Preckwinkle



Arnold Randall



Samuel Wm. Sax



Mariyana T. Spyropoulos



Bryan Traubert



David J. Vitale



2013 AWARDS AND HONORS

The PBC is proud that a number of its programs and projects received awards in 2013 from a wide range of industry associations and thought leaders that recognize innovation, best practices and excellence in financial management, planning, design and construction. These awards affirm the excellence of the PBC's work and demonstrate how large public projects serve to improve and strengthen communities. The awards received in 2013 were:

- Government Finance Officers Association: Certificate of Achievement for Excellence in Financial Reporting for the 2011 and 2012 Fiscal Years
- American Council of Engineering Companies, Illinois Chapter: Special Achievement Award for South Shore High School/Rosenblum Park Redevelopment
- American Institute of Architects Illinois: Daniel Burnham Award Special Recognition for Federico Garcia Lorca Elementary School
- American Society of Landscape Architects, Illinois Chapter: President's Award of Excellence for 31st Street Harbor
- Chicago Association of Realtors Good Neighbor Awards:
 - o 31st Street Harbor
 - o Sarah E. Goode STEM Academy
 - o James Shields Middle School
- Chicago Building Congress: Merit Award for 31st Street Harbor
- Friends of the Chicago River Blue Ribbon Awards:
 - o Silver Ribbon For Engine Company 16
 - o Green Ribbon for Sarah E. Goode STEM Academy
- Urban Land Institute, Chicago Chapter: Vision Award for 31st Street Harbor
- Brick in Architecture Gold Award for Sarah E. Goode STEM Academy
- Learning by Design: Publisher's Commendation Award for Sarah E. Goode STEM Academy
- Engineering News Record: Midwest Award of Merit for Engine Company 16
- AIA Illinois: Design Excellence Award for South Shore International College Preparatory High School
- American Society of Heating, Refrigerating, and Air-Conditioning Engineers: Award of Engineering Excellence for Sarah E. Goode STEM Academy







FEATURE PROJECT: SCHOOL INVESTMENT PROGRAM

In 2013, the PBC and Chicago Public Schools formed an innovative and unprecedented project management partnership to oversee the School Investment Program (SIP), which enabled 17 design/build teams to renovate and improve 98 schools. The goal of this program was to deliver facility renovations and upgrades to provide a truly welcoming environment for students on their first day of school. This approach provided a single point of accountability for each group of schools and generated material savings in cost and time by having the professional services providers and construction contractors work directly together throughout the design and construction of the project.

The \$220M capital investment in the schools supported improvements that were governed by eight guiding principles: Warm, Dry, Cool, Secure, Welcoming, Inclusive, High-tech and Purpose-built. The work included wired and wireless technology upgrades and new or renovated science, technology, engineering, math and media labs as well as libraries. Building infrastructure upgrades were also implemented, including boiler and mechanical system repairs, envelope and roof repairs, air conditioning in classrooms, electrical upgrades and interior renovations. Investments in the 54 Welcoming Schools included air conditioning in every classroom and new and upgraded technology supports, including expanded Internet bandwidth.

The work was completed on schedule—in about eight weeks and more than \$4 million under budget—in time for the start of school in August, providing upgraded and improved facilities and resources to benefit the students of Chicago.

SIP had a wider impact on the communities beyond the improvements made to the schools. As a result of the project, 7,162 individuals were employed. M/WBE participation achieved a combined 39.9%, exceeding the set goal. PBC also met city residency requirements and more than doubled its community hiring goals on the project, with 767 individuals hired from the communities surrounding the schools. In addition, CPS students enrolled in the Careers in Technical Education (CTE) program benefitted from the project, with 85 CTE students working as interns on SIP. The students gained valuable experience working with trade unions, engineers and contractors. Several contractors hired former interns after they graduated, and the interns entered trade union apprenticeship programs. ■



SIP INVESTMENTS

- More than 2,000 classrooms and engineering, computer, and media labs received new or upgraded air conditioning, providing over 2,400 air conditioners
- 54 Welcoming Schools received new wireless upgrades, with over 1,600 total wireless access points added
- 23 new International Baccalaureate Science Labs added
- Over 40 schools received new or renovated computer labs, with over 1,000 new computers installed
- 18 new or renovated science labs constructed
- 13 new or renovated art classrooms constructed
- 10 schools received new or renovated engineering labs
- 10 new or renovated media labs constructed
- 11 schools received new or renovated libraries
- Electrical, mechanical and plumbing system upgrades were provided to make the facilities functional and support both the renovations and new educational programs
- Envelope (masonry restoration and windows) and roof repairs at over 60 schools
- Site improvements at over 20 schools
- New or renovated lockers at over 15 schools
- 11 new elevators and 14 new accessible lifts

“The Gardner Initiative believes that the Public Building Commission’s willingness to change long-standing past policies that hurt true diversity ... can usher in a new era that can ensure a more equitable share of jobs, contracts and other opportunities in the future.”

*- Vincent Gilbert, Executive Director,
The Gardner Initiative*

“The design / build model used for the SIP renovation projects allowed small businesses to collaborate and forge new and important relationships between engineers, contractors and minority and non-minority PBC contractors, which will have lasting impacts.”

*- Melinda Kelly, Executive Director,
Chatham Business Association*





CHICAGO PUBLIC SCHOOLS

In addition to the School Investment Program that brought improvements to 98 schools across the city, the PBC completed work on a number of other school projects in 2013: three new elementary school annexes, a new college preparatory high school, a new high school with a co-located Chicago Public Library branch library, renovations at a high school, and site improvements and roof replacement at an elementary school. The PBC also delivered modular units to six schools in support of CPS's universal full-day kindergarten.

Together these projects marked the continuation of school modernizations that provide resources and technology so that Chicago Public School students are prepared for college.

Three annexes were built in the Garfield Ridge, Edison Park and West Lawn communities, helping to alleviate overcrowding while adding art rooms and science and technology labs.

At Nathan Hale Elementary School, a new 41,338 square foot, three-story annex was completed, adding 11 classrooms, one new computer classroom, one new art classroom, two student pull-out rooms, two new business offices, a new kitchen with student dining facilities and the installation of sound attenuation panels in the auditorium. The Edison Park Elementary School annex is a two story building with nine new classrooms, one science lab, one resource room, an administrative room, a library and a gymnasium.

At the Adlai E. Stevenson Elementary School, nine new classrooms were added, along with one computer classroom, a dining area with warming kitchen, and an administrative space. The project also included the renovation of select areas within the existing school.

In the South Loop, the new William Jones College Preparatory High School opened in 2013, allowing CPS to expand its selective enrollment offerings. The new Jones Prep building will allow CPS to nearly double the number of students admitted to this nationally-ranked high school to a total of 1,700 by 2016.

Jones Prep offers students a state-of-the-art building with a new gym, swimming pool, dance studio and performing arts auditorium along with computer and engineering lab space. The new school is a community anchor in the South Loop that provides access to its neighbors: a 475 seat state-of-the-art auditorium, swimming pool and gymnasium have been designed to be available for use on evenings and weekends.

The project is also noteworthy for its innovation in architecture and design, including creative use of space and light. This shows how design can enrich student learning in an urban, vertical-built environment. Jones Prep is an example of how a major new building on a tight city lot can reflect its neighborhood and be sensitive to its community. Renovations to the original Jones building were underway in 2013 and will be completed for the 2014 school year.



CHICAGO PUBLIC SCHOOLS

One of the most notable projects in 2013 was the construction of the Back of the Yards Campus: Chicago Public Schools College Preparatory High School and Chicago Public Library Branch, which offered the first co-located high school and branch library in Chicago. In a first-of-its-kind collaboration, Chicago Public Library and Chicago Public Schools combined resources and created a full-service, public library for the community inside the school. This innovative approach provides students the critical resources needed to reach their full potential and provides the community a much-needed library several years after the former library, housed in a leased facility, was closed due to flooding and other environmental concerns. The new library offers the entire community access to the resources of the digital age, while the campus offers access to the surrounding open space and athletic fields.

The PBC also replaced the roof and made site improvements to the Thomas J. Higgins Community Academy in the West Pullman community. Further, we completed major renovations at Lake View High School on the North Side, where improvements included converting existing classrooms into five STEM labs and two computer labs. Work also involved updating seven existing labs and significant improvements and upgrades to the swimming pool and auditorium. The school also received much-needed accessibility upgrades.

At six schools across the city, PBC delivered modulares in support of CPS's full-day kindergarten initiative. Each modular has four classrooms and bathroom facilities. The schools receiving modulares were:

- William P. Gray Elementary School
- Enrico Tonti Elementary School
- Mary Lyon Elementary School
- Everett McKinley Dirksen Elementary School
- Josephine C. Locke Elementary School
- Little Village Academy





CHICAGO PUBLIC SCHOOLS

2013 also marked the completion of the Modern Schools Across Chicago program (MSAC). Under MSAC, truly “modern schools” were developed across the City of Chicago with campuses that changed the way schools serve our communities. These schools have given our students the facilities they need to succeed and have helped to strengthen our neighborhoods by providing campus settings that allow for community access and the shared use of facilities like libraries, athletic facilities and outdoor recreation space.

Under MSAC, the PBC oversaw the construction of 17 new schools and two major school renovations, providing approximately 18,000 student seats and over 2.5 million square feet of program space in neighborhoods throughout the City of Chicago. The work was done in a fiscally responsible way that allowed us to maximize our investments while also creating jobs and greater access to community space. Supported in large part by tax increment financing, these schools are examples of

how tax dollars generated in a community are reinvested back into that community to provide improvements and facilities that enhance not only educational opportunities for our children, but also the quality of life for neighborhood residents.

The initiative also helped foster job creation, as more than 3,200 full-time equivalent (FTE) jobs were created at year end. Of the total construction contract value of approximately \$715 million, 37.2% has been paid to minority-owned businesses and 5.5% has been paid to women-owned businesses. Further, contract requirements have also generated over 379 community hires as a result of this program. ■



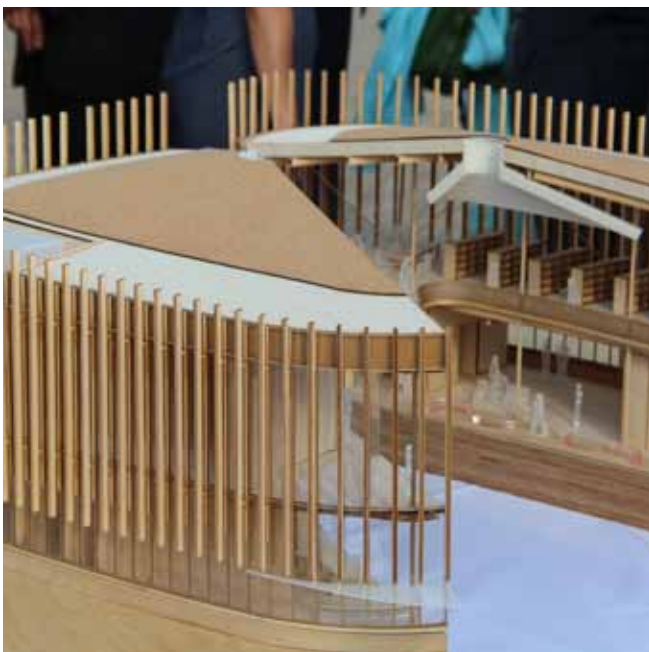


CHICAGO PUBLIC LIBRARY
EDGEWATER BRANCH



CHICAGO PUBLIC LIBRARY

In addition to the co-located Back of the Yards branch library, PBC completed one new branch library in 2013. The Edgewater Branch Library is a two-story, 16,300-square-foot branch that is nearly 5,300 square feet larger than the previous library, which had served the community for 40 years. The new library includes additional spaces for community organizations and residents to meet. In addition to the large, divisible community room, two smaller study rooms offer flexible spaces for use by study groups, small business meetings, and more. The addition of more computers—50 desktops and four laptops, as well as wireless access for all patrons—and more materials provide children with positive activities and resources to be successful in school.



The Back of the Yards branch library provides a unique community asset that takes advantage of the synergy created by sharing space with a school. The library offers neighborhood children access to early literacy programs, and CPS students will have the opportunity to mentor younger children and earn community service hours within their school building. The 8,300 square foot branch includes areas for adults, teens and children, with a teen-focused collection, media lab for technology training and 25 computers.

In 2013, construction was also underway on the Albany Park Branch Library which will open in mid-2014. In addition, PBC oversaw the planning and design for the new Chinatown Branch Library that is being built at Archer and Wentworth avenues. The 16,000-square-foot world-class facility will serve as a community anchor bridging the new and old sections of this historic Chicago neighborhood. ■



CHICAGO PARK DISTRICT



In 2013, PBC completed the Ping Tom Memorial Park Fieldhouse, a project that had a far-reaching impact on the community. More than 50 years ago, construction of the Dan Ryan Expressway forced the demolition of Chinatown's original community park and fieldhouse. As founder and chairman of the Ping Tom Memorial Park Advisory Council, Leonard M. Louie saw his vision to create a new park and fieldhouse become a reality with the opening of the entirely new Ping Tom Park Memorial Park Fieldhouse.

For the first time in 50 years in this community, Chinatown residents have access to a large community sports and recreation amenity. The 30,000-square-foot, fully accessible park and recreation facility features a six-lane

pool with spectator area, spacious family locker rooms, a large gymnasium, fitness center and club rooms.

Ping Tom Memorial Park Fieldhouse reflects the spirit and character of the Chinatown community embodied by unique design and features. Beyond the Chinese characters expressing 'Community' etched in the red exterior metal panels, the fieldhouse serves as a hub for adults and children to gather, socialize and grow. The most notable feature of the fieldhouse is the 3,200-square-foot combination terrace and green roof overlooking the Chicago skyline and Chicago River. These features provide ample opportunities for interaction as well as a place for visitors to gaze out at the vibrant Chinatown neighborhood.





CHICAGO PARK DISTRICT



Unique to the Ping Tom Memorial Park Fieldhouse is the inclusion of a family locker room. Meeting the needs and safety of the families using the fieldhouse, a dedicated locker room allows families to remain together for the duration of their visit.

Located adjacent to an expanding Ping Tom Memorial Park which runs along the Chicago River's south branch, the new fieldhouse is surrounded with a series of plazas, each with a unique purpose. Overall, the landscape surrounding the fieldhouse tells a story of simple beauty and peacefulness, bringing a welcome change to the area.

“I’m sure Len is smiling down on us and glad to know that the community is enjoying the fieldhouse.”

- Elaine Louie, wife of the late Leonard Louie

The site at one time was home to a railroad repair yard and roundhouse that had fallen into disrepair. As a result of its former use and the site condition, the land required intense remediation in order to prepare it for the new fieldhouse. Today the site is a community anchor and destination that offers residents and visitors all that a park facility should while allowing patrons to take advantage of all that the Chicago River has to offer.

Also in 2013, PBC clients realized an aggregated cost savings of almost \$200,000 on purchase of playground equipment through a streamlined purchasing agreement that allows the Chicago Park District and CPS to take advantage of competitive pricing and volume discounts negotiated by the PBC. The single entity agreement allowed PBC to facilitate an increased number of new playground installations at Chicago parks in support of Mayor Emanuel's *Chicago Plays!* Program. ■







TECHNOLOGY AND INFRASTRUCTURE **PROJECTS**

The PBC delivered approximately \$16 million in technology projects in 2013, successfully installing 350 new cameras for the Office of Emergency Management and Communications (OEMC), the Department of Fleet and Facility Management (2FM), Cook County and the Chicago Park District. The work included connecting existing cameras at Fire and Police facilities, and Park District, 2FM, Cook County and City Hall locations to the OEMC network. Additionally, PBC delivered three mobile vehicles and four mobile towers equipped with cameras and wireless modems for use at parades and large group events. These mobile vehicles were delivered successfully in advance of the Chicago Marathon, helping to provide added security at this event. PBC also performed maintenance on over 500 cameras in 2013.

The PBC mapped and created a Broadband Database for all Chicago Transit Authority (CTA) and OEMC fiber locations in six of the DoIT Innovations zones for purposes of identifying possible available broadband capacity for public use.

In 2014, the PBC will extend the OEMC fiber network throughout the City, installing additional cameras on Lake Shore Drive along the lakefront, parade and Chicago Marathon routes. Additionally, PBC will be integrating the Forest Preserve District of Cook County cameras so they are viewable on the Cook County Emergency Operations Center sites. Beyond that, PBC also plans to perform maintenance on 750 cameras across the city, ensuring that they are operating as intended. ■





ENERGY PROJECTS

In late 2013, the Chicago Infrastructure Trust (CIT) Board formalized its financing structure, and the PBC was granted the authority to manage the Retrofit One program. The \$13 million initiative covers 4.9 million square feet in city-owned buildings and is designed to improve the energy efficiency and reduce energy costs of 60 public buildings in Chicago. The work includes energy measures at a variety of city-owned buildings, including:

- 22 libraries
- 15 police stations and buildings used primarily by police
- 11 facilities that provide health care, community centers and facilities for the disabled and aging including public health centers in West Town, Englewood, Uptown and Roseland
- Many unique city properties including City Hall, the Chicago Cultural Center, 311 Center, Office of Emergency Management and Communications/911 Center, and the police and fire training academies.

Under Retrofit One, the first initiative of the Retrofit Chicago program, three energy service companies known as ESCOs will perform the work, the majority of which will focus on lighting retrofits, HVAC improvements, building envelope weatherization, and in many cases, building automation systems. The expected energy savings is equivalent to taking 2,900 cars off the road annually. It is estimated that once the work is completed, the City's energy bill will be reduced by approximately \$1.4 million per year, and those savings will be used to pay back the project costs in 14 years.

In another project in 2013, PBC completed the initial planning phase of a comprehensive energy efficiency program for the Metropolitan Water Reclamation District of Greater Chicago. The program will focus on improving the energy performance of approximately 35 buildings at six waste water treatment facilities in Cook County. Three ESCOs completed a feasibility analysis of the O'Brien Plant in Skokie. After analyzing and evaluating the ESCO feasibility reports, PBC is recommending the District proceed with the next phase of the planning process. In 2014, an ESCO will perform an in-depth energy audit of all MWRD treatment plant buildings. ■





CIVIC AND INDUSTRY **ENGAGEMENT**

PBC leadership is active in a number of professional and industry organizations that further the work of the PBC and promote the agency's integral role in the planning, design and construction of facilities to improve our communities. In 2013, we participated in a number of forums that promoted the work we do and the vital role we play in public development. These forums included discussions at events sponsored by the Urban Land Institute's Public Development and Infrastructure Council and the Metropolitan Planning Council. Our involvement with other organizations includes:

- Black Contractors United
- Hispanic American Construction Industry Association
- Federation of Women Contractors
- Illinois Hispanic Chamber of Commerce
- The Gardner Initiative
- Chatham Business Association
- Suburban Minority Contractors Association
- National Organization of Minority Architects
- National Organization of Minority Engineers
- Women's Business Development Center
- Coalition for United Community Action - ORTC, Inc.
- Diversity Action Committee
- Lambda Alpha International for Land Use Economics
- American Institute of Architects Chicago Board
- Construction Management Association of America
- Chicago Building Congress
- Design Build Institute of America ■



SUMMARY FINANCIAL POSITION

DECEMBER 31, 2013

ASSETS

Cash and investments	\$38,317,130
Capitalized leases receivable	163,900,000
Due from other governments and agencies	101,295,722
Other Assets & Receivables	791,963
Building and Land Net of Depreciation	69,111,705

TOTAL ASSETS	\$373,416,520
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LIABILITIES

Accounts Payable	\$89,031,965
Bonds Payable	172,122,294
Deferred Project Revenue	18,987,866
Other Liabilities	9,992,044

TOTAL LIABILITIES	\$290,134,169
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Net Position	\$83,282,351
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TOTAL LIABILITIES AND NET POSITION	\$373,416,520
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PUBLIC BUILDING COMMISSION OF CHICAGO

OPERATING HIGHLIGHTS

YEAR ENDED DECEMBER 31, 2013

Direct Project Costs	\$376,957,255
Facility Maintenance and Operations Costs	15,127,973
Administrative Costs	10,380,090

2013 ACTIVE PROJECT LIST AND MAP

City of Chicago

1. Chicago Children's Advocacy Center Addition
1240 South Damen Avenue
2. Lindblom Math & Science Academy Parking Lot
6100 South Winchester Avenue
3. OEMC Camera Infrastructure Program
Multiple Locations

Chicago Infrastructure Trust

4. Retrofit One
Multiple Locations

Chicago Public Library

5. Albany Park Branch Library
3401 West Foster Avenue
6. Back of the Yards College Preparatory High School & Branch Library
2111 West 47th Street
7. Chinatown Branch Library
2100 South Wentworth Avenue
8. Edgewater Branch Library
6000 North Broadway
9. Whitney Young Branch Library Environmental Remediation
415 East 79th Street

Chicago Public Schools

10. Alexander Graham Bell Elementary School Addition
3730 North Oakley Avenue
11. Chicago Vocational Career Academy
High School Renovation
2100 East 87th Street
12. John C. Coonley Elementary School Addition
4046 North Leavitt Street
13. Everett McKinley Dirksen Elementary School Modular
8601 West Foster Avenue
14. Edison Park Elementary School Linked Annex
6220 North Olcott Avenue
15. Sarah E. Goode STEM Academy
7651 South Homan Avenue

16. William P. Gray Elementary School Modular
3730 North Laramie Avenue
17. Nathan Hale Elementary School Linked Annex
6140 South Melvina Avenue
18. Charles R. Henderson Elementary School Renovation
5650 South Wolcott Avenue
19. Thomas J. Higgins Community Academy Roof Replacement & Exterior Renovation
11710 South Morgan Street
20. William Jones College Preparatory High School
700 South State Street
21. William Jones College Preparatory High School Interior & Exterior Renovation
606 South State Street
22. Lake View High School Renovation
4015 North Ashland Avenue
23. Abraham Lincoln Elementary School Annex
615 West Kemper Place
24. Little Village Academy Modular
2620 South Lawndale Avenue
25. Henry D. Lloyd Elementary School Artificial Turf
2103 North Lamon Avenue
26. Josephine C. Locke Elementary School Modular
2828 North Oak Park Avenue
27. Mary Lyon Elementary School Modular
2941 North McVicker Avenue
28. Oriole Park Elementary School Annex
5424 North Oketo Avenue
29. Walter Payton College Preparatory High School Annex
1034 North Wells Street
30. Southeast Area Elementary School
3960 East 105th Street
31. Southwest Area School
South Karlov Avenue & West 60th Street
32. Adlai E. Stevenson Elementary School Linked Annex
8010 South Kostner Avenue
33. Enrico Tonti Elementary School Modular
5815 South Homan Avenue

2013 ACTIVE PROJECT LIST AND MAP

- 34. Turf Field at National Teachers Academy
2300 South Dearborn Street
- 35. Wildwood World Magnet School Annex
6950 North Hiawatha Avenue

School Investment Program

- 36. Ira F. Aldridge Elementary School
630 East 131st Street
- 37. John P. Altgeld Elementary School
1340 West 71st Street
- 38. Arthur R. Ashe Elementary School
8505 South Ingleside Avenue
- 39. Benjamin Banneker Elementary School
6656 South Normal Boulevard
- 40. Alice L. Barnard Computer Math & Science Center
Elementary School
10354 South Charles Street
- 41. Clara Barton Elementary School
7650 South Wolcott Avenue
- 42. Perkins Bass Elementary School
1140 West 66th Street
- 43. Ludwig Van Beethoven Elementary School
25 West 47th Street
- 44. Jacob Beidler Elementary School
3151 West Walnut Street
- 45. Carrie Jacobs Bond Elementary School
7050 South May Street
- 46. James Bowen High School
2710 East 89th Street
- 47. Joseph Brennemann Elementary School
4251 North Clarendon Avenue
- 48. Lorenz Brentano Math & Science Academy
Elementary School
2723 North Fairfield Avenue
- 49. Bronzeville Scholastic Academy High School
4935 South Wabash Avenue
- 50. William H. Brown Elementary School
54 North Hermitage Avenue
- 51. Edmund Burke Elementary School
5356 South Dr. Martin Luther King, Jr. Drive
- 52. Lazaro Cardenas Elementary School
2345 South Millard Avenue
- 53. Andrew Carnegie Elementary School
1414 East 61st Place
- 54. William W. Carter Elementary School
5740 South Michigan Avenue
- 55. George Washington Carver Primary School
901 East 133rd Place
- 56. Rosario Castellanos Elementary School
2524 South Central Park Avenue
- 57. Willa Cather Elementary School
2908 West Washington Boulevard
- 58. Thomas Chalmers Specialty Elementary School
2745 West Roosevelt Road
- 59. Eliza Chappell Elementary School
2135 West Foster Avenue
- 60. Frederic Chopin Elementary School
2450 West Rice Street
- 61. Roberto Clemente Community Academy High School
1147 North Western Avenue
- 62. George H. Corliss High School
821 East 103rd Street
- 63. Richard T. Crane Technical Preparatory High School
2245 West Jackson Boulevard
- 64. Countee Cullen Elementary School
10650 South Eberhart Avenue
- 65. George W. Curtis Elementary School
32 East 115th Street
- 66. José de Diego Elementary Community Academy
1313 North Claremont Avenue
- 67. Edward C. Delano Elementary School
3937 West Wilcox Street
- 68. Dewey Elementary Academy of Fine Arts
5415 South Union Avenue
- 69. John Foster Dulles Elementary School
6311 South Calumet Avenue

2013 ACTIVE PROJECT LIST AND MAP

- | | |
|---|---|
| 70. Dumas Technology Academy
6650 South Ellis Avenue | 89. Charles Evans Hughes Elementary School
4247 West 15th Street |
| 71. Edward K. Ellington Elementary School
243 North Parkside Avenue | 90. Langston Hughes Elementary School
240 West 104th Street |
| 72. Esmond Elementary School
1865 West Montvale Avenue | 91. Hyde Park Academy High School
6220 South Stony Island Avenue |
| 73. Michael Faraday Elementary School
3250 West Monroe Street | 92. Edward Jenner Elementary Academy of the Arts
1119 North Cleveland Avenue |
| 74. David G. Farragut Career Academy High School
2345 South Christiana Avenue | 93. Jensen Elementary Scholastic Academy
3030 West Harrison Street |
| 75. Fermi Elementary School / South Shore
Fine Arts Academy
1415 East 70th Street | 94. James Weldon Johnson Elementary School
1420 South Albany Avenue |
| 76. Fort Dearborn Elementary School
9025 South Throop Street | 95. Scott Joplin Elementary School
7931 South Honore Street |
| 77. Samuel Gompers Fine Arts Options Elementary School
12302 South State Street | 96. Benito Juarez Community Academy High School
2150 South Laflin Street |
| 78. Elaine O. Goodlow Elementary Magnet School
2040 West 62nd Street | 97. John F. Kennedy High School
6325 West 56th Street |
| 79. John Milton Gregory Elementary School
3715 West Polk Street | 98. Mildred I. Lavizzo Elementary School
138 West 109th Street |
| 80. Walter Q. Gresham Elementary School
8524 South Green Street | 99. Lawndale Elementary Community Academy
3500 West Douglas Boulevard |
| 81. Alex Haley Elementary Academy
11411 South Eggleston Avenue | 100. Robert H. Lawrence Elementary School
9928 South Crandon Avenue |
| 82. Charles G. Hammond Elementary School
2819 West 21st Place | 101. Leslie Lewis Elementary School
1431 North Leamington Avenue |
| 83. Bret Harte Elementary School
1556 East 56th Street | 102. Lincoln Park High School
2001 North Orchard Street |
| 84. John Harvard Elementary School of Excellence
7525 South Harvard Avenue | 103. Thurgood Marshall Middle School
3900 North Lawndale Avenue |
| 85. Helen M. Hefferan Elementary School
4409 West Wilcox Street | 104. Horatio May Elementary Community Academy
512 South Lavergne Avenue |
| 86. Victor Herbert Elementary School
2131 West Monroe Street | 105. William J. & Charles H. Mayo Elementary School
249 East 37th Street |
| 87. Oliver Wendell Holmes Elementary School
955 West Garfield Boulevard | 106. John T. McCutcheon Elementary School & Branch
4865 North Sheridan Road |
| 88. Hope College Preparatory High School
5515 South Lowe Avenue | 107. James B. McPherson Elementary School
4728 North Wolcott Avenue |

2013 ACTIVE PROJECT LIST AND MAP

- 108. Irvin C. Mollison Elementary School
4415 South Dr. Martin Luther King, Jr. Drive
- 109. Morton School of Excellence
431 North Troy Street
- 110. Mount Vernon Elementary School
10540 South Morgan Street
- 111. Nicholson Technology Academy
6006 South Peoria Street
- 112. Northwest Middle School
5252 West Palmer Street
- 113. Isabelle C. O’Keeffe Elementary School
6940 South Merrill Avenue
- 114. James Otis Elementary School
525 North Armour Street
- 115. Luke O’Toole Elementary School
6550 South Seeley Avenue
- 116. Pershing West Middle School
3200 South Calumet Avenue
- 117. William H. Ray Elementary School
5631 South Kimbark Avenue
- 118. William C. Reavis Math & Science Specialty
Elementary School
834 East 50th Street
- 119. Paul Revere Elementary School
1010 East 72nd Street
- 120. Jackie Robinson Elementary School
4225 South Lake Park Avenue
- 121. William H. Ryder Math & Science Specialty
Elementary School
8716 South Wallace Street
- 122. Martin A. Ryerson Elementary School
646 North Lawndale Avenue
- 123. Carl Schurz High School
3601 North Milwaukee Avenue
- 124. Nicholas Senn High School
5900 North Glenwood Avenue
- 125. Austin O. Sexton Elementary School
6020 South Langley Avenue

- 126. Jesse Sherwood Elementary School
245 West 57th Street
- 127. John M. Smyth Elementary School
1059 West 13th Street
- 128. Joseph Stockton Elementary School
4420 North Beacon Street
- 129. Charles Sumner Math & Science Community Academy
4320 West Fifth Avenue
- 130. William Howard Taft High School
6530 West Bryn Mawr Avenue
- 131. Telpochcalli Elementary School
2832 West 24th Boulevard
- 132. George W. Tilton Elementary School
223 North Keeler Avenue
- 133. Williams Preparatory Academy Middle School
2710 South Dearborn Street

Chicago Park District

- 134. Ping Tom Memorial Park Fieldhouse
1700 South Wentworth Avenue

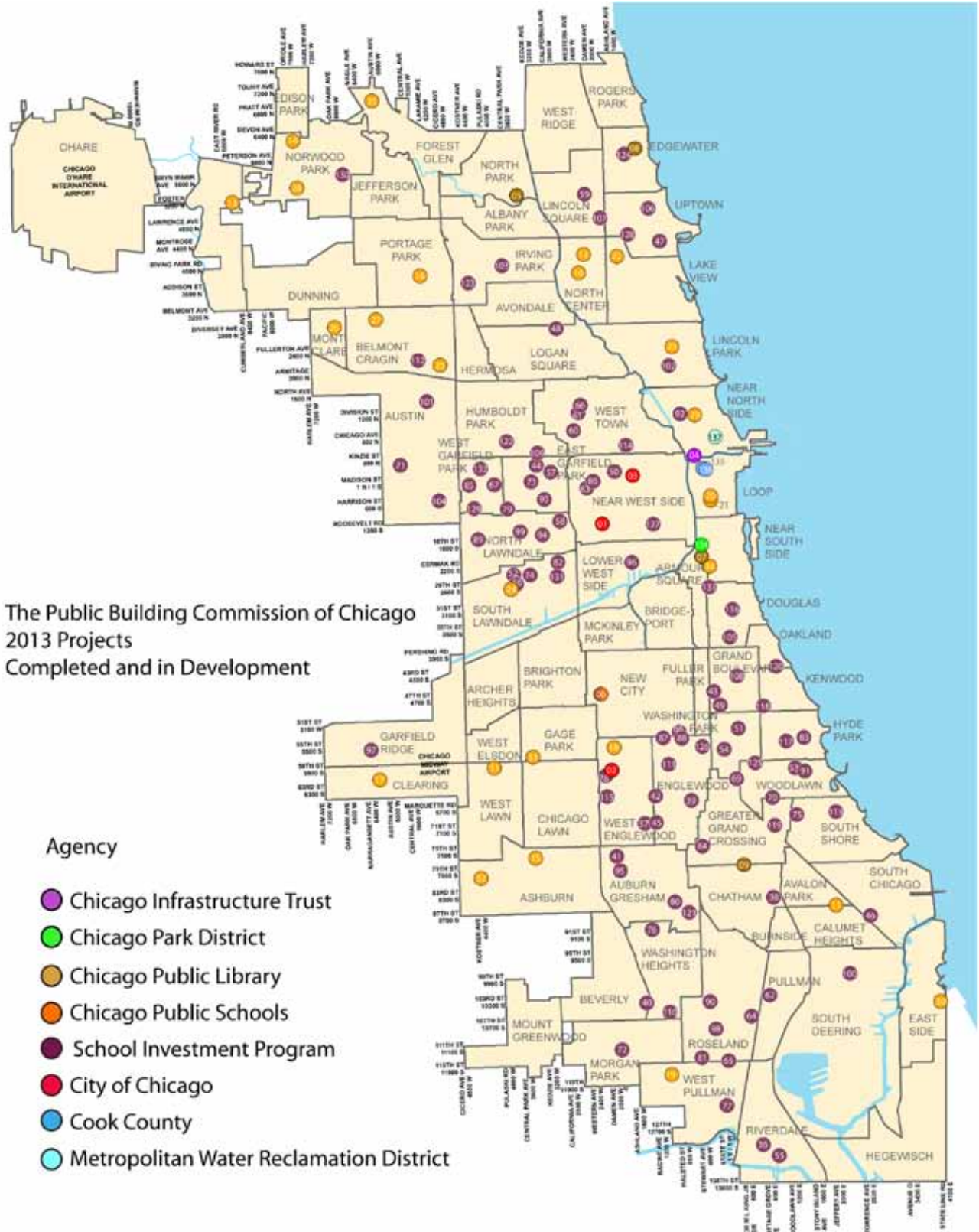
Cook County

- 135. Security Camera Program
Multiple Locations
- 136. Richard J. Daley Center Building Security Upgrades
50 West Washington Street

Metropolitan Water Reclamation District

- 137. Energy Efficiency Program
Multiple Locations

2013 ACTIVE PROJECT LIST AND MAP



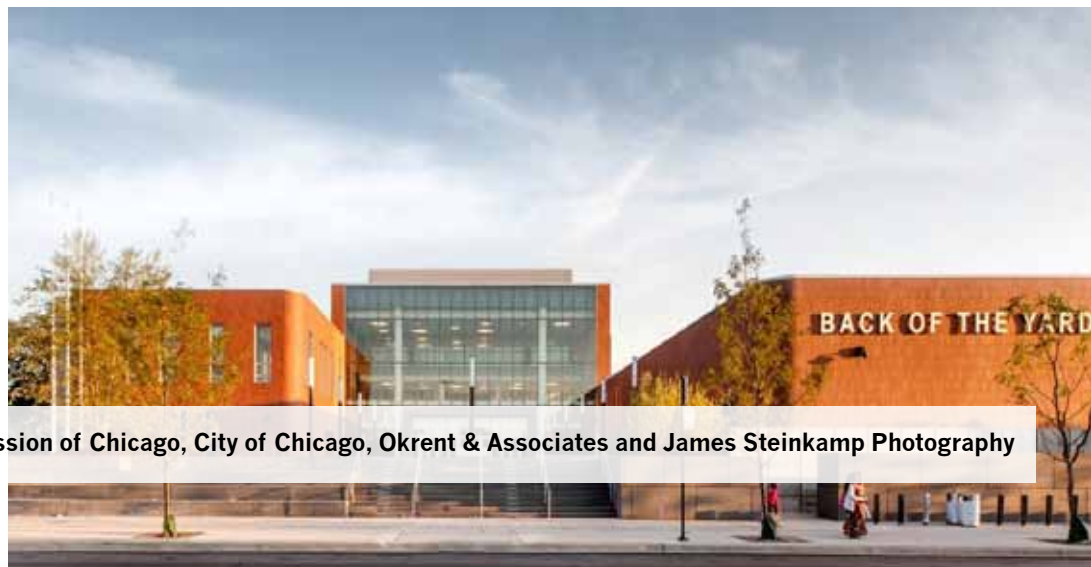







PUBLIC BUILDING COMMISSION
 50 West Washington Street
 Chicago, Illinois 60602

www.pbcchicago.com



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