

2014

PUBLIC BUILDING COMMISSION
ANNUAL REPORT







TABLE OF CONTENTS

A Message from our Chairman	2
A Message from our Executive Director	4
2014 In Review	6
Modernizing Schools, Expanding Educational Opportunities	8
A Library for Today and Tomorrow	14
Preserving the Past, Looking to the Future	18
Responsible Fiscal Management and Project Oversight	20
Connecting Businesses to Contracting Opportunities and People to Jobs	22
Creating Greener, More Sustainable Communities	26
Protecting our Assets, Keeping our Communities Safe	30
Connecting with the Community	32
Award-Winning Projects	36
The PBC Board of Commissioners	40
A Look Ahead to 2015	42
Financial Summary	46
2014 Active Project List and Map	47

A large window with a view of a brick building and trees, with a staircase railing in the foreground. The window is divided into several panes. The text is overlaid on a blue semi-transparent rectangle.

Together,

we are building a new Chicago for the 21st century—to ensure our city remains a leader among global cities and so our residents and neighbors can fulfill their dreams and ambitions.

A Message from our Chairman

In 2014, the Public Building Commission developed projects that helped to expand and modernize our schools to offer enhanced educational opportunities for our students, created the library of the future, improved public safety through expanded camera and telecommunications networks and stabilized a landmark building so it can be ready for redevelopment opportunities.



The new school additions completed by the PBC in 2014 are part of our larger modernization strategy to eliminate overcrowding in our schools.

We continue to work with communities to find innovative ways to relieve overcrowding at local schools. The City of Chicago continues to make essential investments in high-quality opportunities for students, and the PBC is currently overseeing a number of school projects across our city. This work exemplifies how our school modernization strategy is focused on providing technology and resources to our students so they are prepared for college and careers.

As we head into 2015, we continue with our multi-year plan to install air conditioning in every Chicago Public School classroom so students can focus on their studies in a comfortable environment. For the 2015-2016 school year, 35 more schools will have air-conditioned classrooms. Since 2013, 177 schools have received new air conditioning.

The PBC worked closely with Chicago Public Library to develop and build the library of the future with the 2014 completion of the Albany Park Branch Library. This state-of-the-art facility offers a unique blend of traditional library services and the cutting-edge technology featured in today's libraries and serves as a model for branch libraries across the city. The Albany Park Branch is also the first Chicago Public Library location with a self-checkout station and is one of a number of CPL locations with a YOUmedia center with digital programming for teens. PBC is also overseeing the construction of three more YOUmedia centers.

The newest library project overseen by the PBC recently opened: the Chinatown Branch Library, which brings world-class design to a Chicago neighborhood while creating a community-specific library. Our libraries are anchors in our communities, and that is why the City of Chicago has made an investment of more than \$60 million to build, expand and modernize our library system.

The PBC's continued commitment to a diverse workforce and participation for minority- and women-owned businesses was evident once again in 2014 and extended to all of our work, from general construction to professional administrative services. Our work is changing and improving neighborhoods and it is also changing lives by creating jobs and contracting opportunities so that our businesses can grow and succeed.

A handwritten signature in black ink that reads "Rahm Emanuel". The signature is fluid and cursive, with a large, sweeping "R" and "E".

Mayor Rahm Emanuel
Chairman, Public Building Commission



Community Commitment

The work we performed in 2014 embodies our commitment to our clients and the communities we serve. Our projects stabilize neighborhoods and serve as catalysts for further development.

A Message from our Executive Director

For more than 50 years, the Public Building Commission (PBC) has served as a public developer: planning, designing and building schools, parks, libraries, police stations, fire houses and other public buildings.

Over the years, the PBC's contributions to our communities have been numerous and important. On behalf of our clients, we build neighborhood anchors that help to make the communities of Chicago and Cook County better and safer places to live.



In 2014, we continued our tradition of community building with the development of 21st century facilities for learners of all ages. The PBC successfully delivered two school additions at Bell and Coonley Elementary Schools, a new Albany Park Branch Library and the renovation of the existing Jones College Prep High School.

The PBC completed multiple infrastructure and technology projects, helping to create safer environments for the public and our public employees. We also completed the stabilization of the landmark Stock Yards National Bank building, paving the way for redevelopment of that historic property.

I am also proud that the PBC continued to be a leader on the development of LEED-certified buildings. At the end of 2014, PBC had achieved LEED certification on 67 facilities, bringing the total number of LEED-certified, municipally-owned facilities to 87 and exceeding Chairman Emanuel's goal of doubling the number of LEED-certified municipal buildings by 2015.

As a public developer, we are entrusted with public resources and we understand the importance of this responsibility. For that reason, we have the highest level of accountability and transparency in managing and reporting how we spend these taxpayer-supported dollars. In 2014, the PBC's total budget authority was \$89.7 million in project development costs, including capital construction and infrastructure and technology programs. These projects created jobs in our communities, resulting in 1,430 individuals employed in construction alone.

None of our successes in 2014 would have been possible without the support we receive from our clients and community partners. I am grateful for the strong partnerships we have forged with community organizations and the dedicated staff at the PBC, who have enabled us to build upon our track record of completing projects on schedule and within budget.

The work we do on behalf of our clients is helping to strengthen our neighborhoods, create jobs and forge important relationships along the way. On behalf of the PBC Board of Commissioners, I invite you to share in the positive outcomes that have resulted from these remarkable public projects.

A handwritten signature in black ink that reads "Felicia S. Davis". The signature is fluid and cursive, with the first and last names being more prominent.

Felicia S. Davis
Executive Director, Public Building Commission



2014 In Review

In 2014, we remained true to our vision of developing projects that inspire and support the goals of those who live, work and visit Chicago and Cook County.

On behalf of our clients, we developed 21st century school buildings and a library of the future while connecting to our history and past by preserving a Chicago landmark so it can be repurposed and bring new life to a storied neighborhood. We also performed technology and infrastructure work to support the city's emergency management and response systems.

The support we received from our clients and community partners allowed us to build upon a track record of completing projects on schedule and within budget.

Our projects helped create jobs and have revitalized and reshaped our communities, benefitting all of us.



A 21st Century Learning Environment

Our work on school additions and renovations helped to expand and transform schools, supporting the City of Chicago's investment in opportunities for students across our city.

Modernizing Schools, Expanding Educational Opportunities

The PBC was proud to oversee the construction of two new school additions in 2014, helping to bring modern facilities that ease overcrowding to neighborhood schools.

The John C. Coonley Elementary School addition brought a modern, light-filled building to a century-old school that was in need of more space, renovations and upgrades, seamlessly joining the two buildings to provide new and renovated learning spaces for students.

Together, with school administrators and the support of their alderman, the Coonley community worked for a number of years to bring an addition to their school as enrollment continued to swell. This addition brought 12 new classrooms as well as a kitchen and multipurpose dining room that doubles as an activity space, and allowed for the renovation of space in the existing school building to create two new classrooms—a music room and a drama room, expanding educational spaces and opportunities for students.

By far the most remarkable aspect of the construction of this addition was the accelerated schedule that changed it from a 12-month to a nine-month project, including two months of site prep. The project team managed the schedule so that the new building would be completed in time for the first day of school, eliminating the need for Coonley students to move off-site to temporary classroom space for the first half of the school year. The new addition helped to reinforce the school's importance as a community anchor and vital part of the North Center neighborhood. Today, students enjoy more space for learning and activities in an environment that provides



An aerial view of John C. Coonley Elementary School and its addition.



The music room in the Bell Elementary School addition.

a clean, bright and safe school building for learners from kindergarten through eighth grade.

The PBC also oversaw the construction of an addition at the Alexander Graham Bell Elementary School. The school was built in 1917 for the specific purpose of educating deaf and hearing children together and the school has maintained a commitment to this dual-program approach. Over the years, there have been significant changes in the educational

methods for teaching hearing impaired students, including total communication using speech and sign language. The addition and renovations to the existing building reflected these changes and the needs of the students and staff at Bell and include acoustically appropriate materials that complement and enhance the learning environment.

This addition also provided more classroom space to strengthen the school's curriculum and provide greater opportunities for students. The project included a new science lab, art room, music room, new kitchen and multipurpose room, library and renovations and upgrades to the gymnasium. The result is a modern addition that is connected to the existing school in a way that easily bridges the old and the new.



A classroom in the Bell Elementary School addition.



The new addition at Coonley Elementary School opened in September.



The new, light-filled library at Bell Elementary School.

In addition to the construction of two new additions, the PBC also oversaw the renovation of the existing William Jones College Preparatory High School building, a project that modernized the 1960s-era building and linked the old building to the new Jones College Prep, completed by the PBC in 2013. The renovation included a new student resource center, art rooms, a multi-purpose room, a fitness center with locker rooms, and a pre-law lab. Other improvements included architectural renovations, mechanical and cooling plant upgrades, as well as renovations



The pre-law lab in the newly renovated Jones College Prep.

to the existing cafeteria. The renovation project completed the Jones College Prep campus and will allow the school to nearly double the number of students admitted to this nationally-ranked high school, increasing access to high-quality school options for students throughout the city.



A classroom in Coonley Elementary School's new addition.

A photograph of a modern library interior. The foreground features several large, rounded, colorful ottomans in shades of green, orange, and blue. In the background, there are bookshelves, a round table, and a door. The ceiling has recessed lighting. A semi-transparent blue box is overlaid on the image, containing text.

Welcoming and Flexible Spaces

The Albany Park Branch Library serves as a model for the library of today and tomorrow, offering patrons all the amenities a modern library should have.

A Library for Today and Tomorrow

In 2014, the PBC was proud to develop modern buildings that serve as models for the future. The new 16,600-square-foot Albany Park Branch Library replaced an existing 4,200-square-foot library built in 1961 on the same site. The old building was obsolete in both form and function, lacking the space needed to provide the library programming that today's library patrons need and deserve.

The goal for the development of new branch libraries for Chicago is to design and create welcoming and flexible spaces that provide access to library services for residents of all ages while responding to the current and evolving needs of patrons.

The Albany Park Branch Library serves as a model for other branches system-wide with its specially designed interactive space for children from birth through the age of five. The design for the children's area was guided by the program concepts "*read, write, sing, talk, play.*" The space is scaled down through the use of suspended ceiling planes. Colorful and comfortable furnishings, full-wall writing surfaces, low book bins, window seats, and an in-wall talk tube make the space ideal for younger patrons.

The branch is among the first neighborhood libraries with a 1,200-square-foot YOUmedia digital learning center for teens. Additionally, the branch also offers an extensive Korean language collection, serving the needs of the area's Korean-American community. The overall design provides a friendlier place for patrons to work, including ample space for collaboration, better access to computers and printers and state-of-the-art digital services like a 3D printer and CyberNavigators, a program which provides computer help from a technology tutor with classes and one-on-one sessions. It features a self-checkout counter that helps streamline the checkout





Kids play in the children's area on opening day at the library.

process during busy times. There are also areas for small group and large community gatherings, allowing the library to serve as a community hub and anchor.

Outdoors, the reading garden has private as well as group 'reading time' space. Layered seasonal plantings, paving bricks, and multiple seating areas are viewable from the interior reading room.

The building is designed to meet the City of Chicago's sustainability goals. It is targeting LEED Gold certification and will help further the goals of the Chicago Climate Action Plan and Sustainable Chicago 2015, which include

reducing overall greenhouse gas emissions and energy use. The building features large floor-to-ceiling windows that overlook the reading garden and an atrium-like clerestory that is lined with windows to provide an abundance of natural light.

The reading garden and the landscaping around the library feature native and adaptive plant species, which require less water. The two-level flat roof features 7,000 square feet of extensive green roof and a 4,000-square-foot roof that captures rainwater, which is stored below grade in 6,000-gallon tanks for the irrigation of the plants both on the roof and in the reading garden.

Together with their alderman, residents of the North Park community pushed for a new library for more than a dozen years. The result is a building that is safe, clean and welcoming with a design and layout that reflect the community's needs.



The reading garden at Albany Park Branch Library.



Albany Park Branch Library opened in September, breaking Chicago Public Library's previous record for opening day attendance.

Saving a Landmark

Chicago's historic Stock Yards National Bank Building is ready for redevelopment and a new life after our stabilization efforts.

Preserving the Past, Looking to the Future

Chicago is renowned for its architecture and landmark buildings, many of which extend beyond downtown to neighborhoods rich with history and tradition. For more than a century, Chicago was the meat processing capital of the world. Chicago's Union Stock Yards were known around the world. Today, more than four decades after the last meat processing plant closed, the former stock yards area is home to a thriving industrial park that offers opportunities for future growth and development. At the request of the City of Chicago's Department of Planning and Development, the PBC oversaw the stabilization of the landmarked Stock Yards National Bank building. Completed in 1925, the building housed two banks that served the businesses and employees of the stock yards and nearby manufacturing district. Designed with Palladian windows and a central clock tower, the building is modeled after Independence Hall in Philadelphia. It was designed by Abraham Epstein, a Chicago architect and engineer best known for his designs for the reconstruction of the Union Stock Yards after a fire in 1934.

After sitting vacant for more than two decades, the building was in disrepair and needed stabilization so the City could market the property to prospective buyers for redevelopment. The PBC oversaw the necessary repairs and improvements in order to reduce weather related damage to the building. The work included stabilizing existing sections of deteriorated masonry and terra cotta, repairs to previous efforts to manage rainwater, and work to reduce water infiltration into the building. Today, the building is secure and protected from the elements as the City pursues redevelopment opportunities for this historic property.





Fiscal Responsibility

As a public developer, the PBC is entrusted with public resources and understands the importance of this responsibility—we maintain the highest level of accountability and transparency in reporting how these taxpayer-supported dollars are spent.

Responsible Fiscal Management and Project Oversight

For projects completed in 2014, including capital construction and infrastructure and technology programs, the PBC's total budget authority was \$89.7 million in project development costs. At year's end, completed projects were trending under budget by 11.31%, representing a variance of \$10.2 million under budget. The approved change order percentage for recently completed projects and those currently in construction is 2.6%. This rate is below the industry standard change order percentage of 3-5% for new municipal and educational construction work. Further exceeding industry benchmarks, this low percentage of change orders includes renovation projects, which typically have a much higher change order percentage than new construction.



A worker installs windows at Chinatown Branch Library.



One of the PBCS's networking events, which connect general contractors with subcontractors.



Building Opportunity

The PBC continued the trend of providing contracting opportunities to businesses and creating jobs for residents of the City of Chicago and for those who live in the communities where our projects are built.

Connecting Businesses to Contracting Opportunities and People to Jobs

In 2014 we continued our track record of excellence in providing contracting opportunities to businesses and creating jobs for residents of the City of Chicago and those who live in the community areas where our projects are built. The PBC seeks to increase minority- and women-owned business (M/WBE) participation while also focusing on resident and community workforce participation.



A community resident installs yard numbers on the turf field at National Teachers Academy.

In 2014, of the more than \$57.40 million paid to date, our projects have achieved a combined M/WBE participation of 33.96%. MBE participation was comprised of 29.37% or approximately \$16.85 million, and WBE participation was comprised of 4.60% or approximately \$2.63 million.

In addition to project-level professional services, the PBC also tracks compliance on program-wide professional administrative services. These professional services are not project-specific and include but are not limited to: financial services, information technology, insurance broker services, legal services, office management, payroll, staffing, and property management. At year's end, of the more than \$10.48 million paid to date on professional administrative services contracts, a combined total of 51.21% M/WBE participation was achieved in 2014. MBE participation was comprised of 42.87% or approximately \$4.49 million, and WBE participation was comprised of 8.34% or \$874,780.



Work is underway at Wildwood World Magnet School Annex.



A worker pushes a wheelbarrow at the site of the Dunne Technology Academy modernization project.

In 2014, 1,430 individuals were employed on our construction projects. Community workforce participation helped to ensure that residents of designated community areas surrounding PBC projects were provided opportunities to apply for employment. As part of our efforts to promote and sustain community hiring, the PBC conducted 23 hiring outreach events and worked closely with elected officials, stakeholders and community partners to raise awareness of the community hiring program.

Additionally, the PBC provided students with work-based learning experience through an internship program funded by a grant from the State of Illinois' Department of Commerce and Economic Opportunity. The PBC anticipates that at least 135 students will ultimately be impacted by this PBC program.



The PBC hosts a community hiring event for the Chicago Children's Advocacy Center.



Workers at the Abraham Lincoln Elementary School Annex.



Leading the way with LEED

At year's end, Chicago had 87 LEED-certified municipal buildings—more than any other city in the nation—making our city a leader in environmental sustainability.

Greener, More Sustainable Communities

The PBC's Board of Commissioners, chaired by Mayor Rahm Emanuel, are strong advocates for an environmentally sustainable approach to development. Thanks to their leadership, elements of sustainable design are included in every project we develop. These measures are not only good for the environment, but they also lower operating and utility costs. At the end of 2014, PBC had achieved LEED certification on 67 facilities. Ping Tom Memorial Park's Leonard Louie Fieldhouse achieved LEED Platinum certification in November, becoming the PBC's eighth LEED-certified project in 2014, and our fourth LEED Platinum building. 2014 also marked an important milestone: The PBC surpassed Chairman Emanuel's goal of doubling the number of LEED-certified municipal buildings in the City well ahead of schedule. At year's end, Chicago had 87 LEED-certified municipal buildings, more than any other city in the nation, making Chicago a leader in environmental sustainability.

Energy Efficient Public Buildings

In 2014, the PBC, working on behalf of the City of Chicago's Department of Fleet and Facility Management (2FM) and the Chicago Infrastructure Trust (CIT), managed the work of three Energy Service Companies that completed the audit and design phase and began installation of the Retrofit One project. This comprehensive energy efficiency program is comprised of 114 energy conservation projects in 60 public buildings across Chicago and is a public sector component of Retrofit Chicago. This self-funding program utilizes guaranteed performance contracting to leverage energy consumption savings to modernize existing building systems and improve day-to-day operations.



Ping Tom Memorial Park Leonard Louie Fieldhouse achieved LEED Platinum certification in November.



As part of Retrofit One, workers at the Cultural Center upgrade light fixtures with energy-efficient bulbs.

Half of the Retrofit One buildings will receive new or upgraded building automation systems that will be integrated into the City of Chicago's Global Building Monitoring System (GBMS). This represents a major step forward in the City's goal of monitoring and controlling buildings remotely. Retrofit One also includes a new Computerized Maintenance Management System that will be used to track and trigger the preventative maintenance needed to ensure each building maintains its optimal performance in the future. Many of these Retrofit One projects have catalyzed other repairs and upgrades that collectively mean improved building conditions and comfort

for occupants. When completed in the second quarter of 2015, the \$12.8 million Retrofit One project will reduce energy consumption in these buildings by 18%. 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.

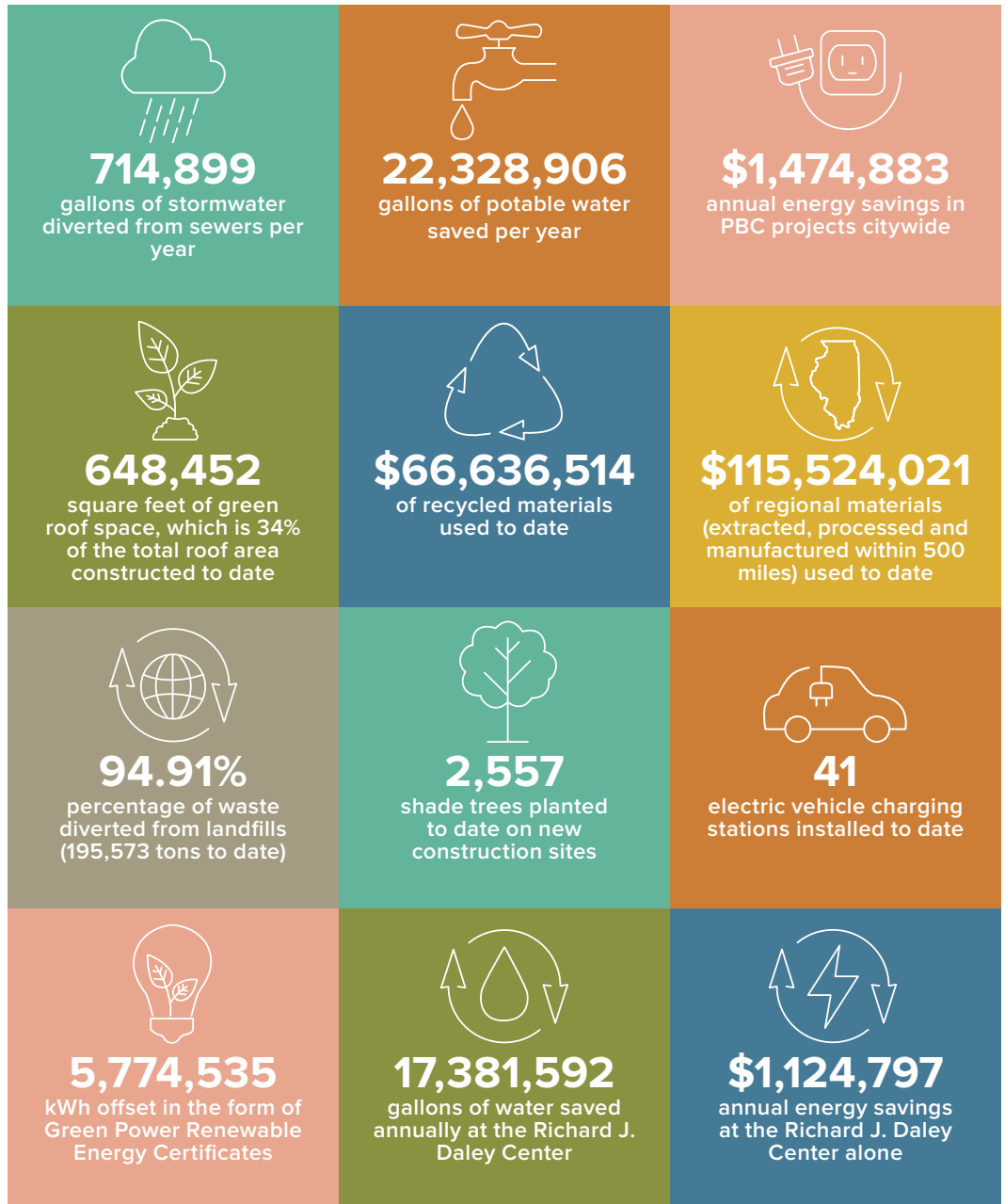
In addition to Retrofit One, the PBC in 2014 completed the planning phases of the Energy Efficiency Program for the Metropolitan Water Reclamation District of Greater Chicago (MWRD). This program is focused on improving the energy performance of buildings at all six MWRD wastewater treatment facilities. A feasibility analysis of the O'Brien Plant in Skokie and Investment Grade Audits of all MWRD treatment plant buildings confirmed significant opportunities for self-funded, energy-related capital improvements.



The MWRD's Stickney Wastewater Treatment Center.

Our Harvest Metrics

While sustainability policies help to guide our work at the PBC, the true measure of success can be found in the harvest metrics that demonstrate how this impacts our environment. In 2014, the PBC reported the following outcomes:





Safety and Security

Our technology enhancements throughout Chicago and Cook County increase public safety and offer cost savings to the City and County—enabling our client agencies to be more efficient in their work.

Protecting our Assets, Keeping our Communities Safe

In 2014, the PBC completed a variety of projects for client agencies to help improve public safety and increase network capabilities and communications. This work was performed on behalf of the City of Chicago and Cook County to help to increase public safety, with more than 300 new cameras installed across the city.

The PBC implemented a single procurement system that enabled the agency to negotiate additional supplier discounts on video management software and security camera maintenance services. This offered a greater cost savings to our clients and allowed them to be more efficient in their work. Some examples of the work we performed in 2014 included:

- » Completion of the design to extend the City's fiber network to allow for the transfer of cameras from expensive 4G connections to the fiber network.
- » Installation of an additional camera on the second Chicago Fire Department helicopter, eliminating the need to move a single camera between the two helicopters.
- » Optimization of the existing wireless and fiber network architecture to create additional bandwidth, providing increased video distribution to City agencies including the Office of Emergency Management and Communications (OEMC) and the Chicago Police Department.
- » Completion of design, procurement and installation of a communication network to support transit signal priority (TSP), the first of its kind in the City of Chicago, to serve the CTA's Jeffery JUMP Bus Rapid Transit service, which increases transit efficiency and fuel savings by limiting the number of stops.
- » Installation of security cameras to provide expanded coverage along the Chicago Marathon and parade routes.
- » Completion of the planning, design and implementation of camera upgrades at Soldier Field.
- » Installation of new video display units at the Forest Preserve District of Cook County's Command Center.
- » Maintenance of citywide network of public safety cameras.



Antennas transmit video feeds to an OEMC radio tower.

A photograph of a mechanical room with various pipes, ducts, and equipment. A large green semi-transparent box is overlaid on the image, containing text. The room features blue pipes running across the ceiling, a large white duct with a 'DAIKIN' label, and several large white tanks in the background. The floor is concrete, and there are metal support columns.

Community Engagement

Our community outreach efforts are a priority at the PBC; we build lasting relationships with our neighbors across the region.

Connecting with the Community

Beyond the physical projects we develop, the PBC also has developed a strong network of partners who help us reach out across communities to connect with prospective job applicants and residents who live near our projects. In 2014, PBC attended more than a dozen community meetings, providing presentations about our role in the development process and project overviews and updates.

These outreach efforts are an essential part of our work in building communities and offer residents and community stakeholders the opportunity to participate in discussions about these projects and provide insights that help to shape our work. We value these relationships and make them a priority because we understand their importance.

Our partners include a range of organizations that represent myriad interests, from neighborhood groups and nonprofits to industry associations. We were pleased to join a number of organizations at events and forums to share best practices, exchange ideas and explore mutually beneficial opportunities. This community engagement included presentations to academic groups at area universities and groups such as Operation PUSH, the Hispanic American Construction Industry Association (HACIA), the Metropolitan Planning Council, Chicago Women in Trades, the U.S. Minority Contractors Association (USMCA), along with local community groups. These interactions provide valuable feedback from our partners and stakeholders that help inform our work.



The PBC met with the Archer Heights community regarding the Edwards Elementary School annex project.

We thank the following agencies for their continuing support in our mission:

- » American Institute of Architects Chicago
- » Association of Asian Construction Enterprises
- » Black Contractors United
- » Chatham Business Association
- » Chicago Building Congress
- » Chicago Urban League
- » Chicago Women in Trades
- » Coalition for United Community Action-ORTC, Inc.
- » Construction Management Association of America
- » Construction Market Data
- » The Cosmopolitan Chamber of Commerce
- » Design Build Institute of America
- » Federation of Women Contractors
- » GPC Forum
- » The Gardner Initiative
- » Hispanic American Construction Industry Association (HACIA)
- » Illinois Hispanic Chamber of Commerce
- » Lambda Alpha International for Land Use Economics
- » Latin American Chamber of Commerce
- » McGraw-Hill Construction/Dodge
- » National Organization of Minority Architects
- » National Organization of Minority Engineers
- » Operation PUSH
- » U.S. Minority Contractors Association
- » Women's Business Development Center



A PBC employee hosts a table at Chicago Women in Trades, an event educating women about careers in the construction and manufacturing industries.

Reaching Across the Region, Making New Connections

During 2014, the PBC met with a number of suburban municipalities as part of its efforts to diversify its client base. This supported the PBC's goals of identifying new ways in which it can support capital planning and development and public infrastructure projects in the larger metropolitan area.

These efforts paid dividends, as PBC completed its first project on behalf of the Village of Clarendon Hills, evaluating traffic patterns and making recommendations to facilitate circulation and safety for pedestrians and vehicular traffic serving the village's Metra station and downtown. The recommendations will be included in an application for a Regional Transportation Authority (RTA) grant for transit access improvements funds.

We also connected with diverse organizations such as the Metropolitan Planning Council (MPC), South Suburban Mayors & Managers Association, Chicago Metropolitan Agency for Planning (CMAP), the Cook County Land Bank Authority, the Illinois Local Government Lawyers Association and the DuPage Managers and Mayors Conference to explore possible collaborations in which the PBC could assist in the development of their planning, construction and infrastructure projects. These connections offer opportunities to share information and expertise while building new relationships and networks that help the PBC expand its reach.

Social Media

Our connection to the community extended to our active presence on social media. Our Facebook page and Twitter feed grew in popularity, with news, project milestone updates and photos being shared among our wide network of "friends" and business partners. The PBC's Flickr page—a photo-sharing site—is widely viewed, with more than 450,000 total views. Our other online presence is *PBC Alerts*, a free service that serves as a direct connection to the PBC. Subscribers to the alerts receive email notifications about a range of information, from bid opportunities to requests for proposals, and are the best way to find out about upcoming projects and opportunities. *PBC Alerts* helps contractors and subcontractors connect and network. In 2014, our network of subscribers grew to 6,700, and we continue to explore other ways in which we can communicate with and connect to our partners and communities. We are also active on Pinterest and LinkedIn.



PBC employees work a booth at the annual Illinois Association of School Business Officials (IASBO) Conference





Worth Mentioning

PBC projects won prestigious awards from design professionals, community associations and the construction industry.

Award-Winning Projects

On behalf of our clients, the PBC received 24 awards from a wide range of industry associations and thought leaders that recognize innovation, best practices and excellence in planning, design and construction. Top award winners included Sarah E. Goode STEM Academy, William Jones College Preparatory High School and Ping Tom Memorial Park's Leonard Louie Fieldhouse for outstanding design, construction and contributions to the community.

One of the most prestigious awards given to the PBC in 2014 was the recognition from the National Association of Environmental Professionals (NAEP) of PBC's outstanding environmental program. The program focuses on environmental planning, the use of efficient and environmentally-friendly technologies and sustainable design when redeveloping Brownfields sites. The award highlighted how the PBC's environmental program demonstrated excellence in meeting the challenges posed by environmentally contaminated project sites in the City of Chicago, Cook County and other surrounding communities in Illinois. This award-winning program will be used as a model by the U.S. and Illinois Environmental Protection Agencies as an example of best practices for other cities to follow.

We were also proud to receive, for the fifth consecutive year, the prestigious Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association (GFOA) in recognition of outstanding accounting and financial reporting and management. The GFOA noted that the PBC's submittal of its Comprehensive Annual Financial Report demonstrates that it is working in the "spirit of full disclosure."



Back of the Yards Campus: CPS College Preparatory High School and Chicago Public Library Branch

2014 Awards and Publications

Alexander Graham Bell Elementary School Addition

Association of Licensed Architects (ALA)
Silver Medal

Back of the Yards Campus: CPS College Preparatory High School and Chicago Public Library Branch

Chicago Association of Realtors
Good Neighbor Award

Chicago Building Congress (CBC)
Merit Award

Brick Industry Association
Brick in Architecture Awards, Best in Class

Keep Chicago Beautiful
Cultural Restoration Vision Award

Chinatown Branch Library

International Interior Design Association / American Library Association (IIDA/ALA)
Library Interior Design Award, Honorable Mention

Ping Tom Memorial Park Leonard Louie Fieldhouse

Chicago Association of Realtors
Bruce Abrams Award

Chicago Building Congress (CBC)
Merit Award Finalist

Friends of the Chicago River
Silver Ribbon Award

Engineering News Record (ENR) Midwest
Regional Best Projects
Award of Merit: Government/Public Buildings

Sarah E. Goode STEM Academy

Construction Industry Service Corporation (CISCO)
Pride in Construction Award

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), Region VI
Technology Award, Honorable Mention

Illinois Governor's Sustainability Award
Honorable Mention

Association of Licensed Architects (ALA)
Silver Medal

Illinois Association of School Boards (IASB)
Educational Environment Award of Merit

American Society of Landscape Architects (ASLA), Illinois Chapter
President's Award of Excellence



Sarah E. Goode STEM Academy



William Jones College Preparatory High School

William Jones College Preparatory High School

Chicago Association of Realtors
Good Neighbor Award

Chicago Building Congress (CBC)
Merit Award Finalist

AIA Chicago
Distinguished Building Honor Award

Illinois Association of School Boards (IASB)
Educational Environment Award of Merit

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), Illinois Chapter

Excellence in Engineering Award

Architect Magazine
Annual Design Review, Honorable Mention

Other Recognition

Government Finance Officers Association
Certificate of Achievement for Excellence in Finance Reporting
 2012 Fiscal Year, 2013 Fiscal Year

National Association of Environmental Professionals (NAEP)
National Environmental Excellence Award

Publications

Time, “The School That Will Get You a Job”
 Sarah E. Goode STEM Academy (February)

Sustainable Chicago, “One of the Newest CPS Schools is Also the Greenest”
 Sarah E. Goode STEM Academy (Spring)

Chicago Architect, “Cool Schools”
 Jones College Prep (May/June)

Northern Illinois Real Estate Magazine, “Retrofit Chicago: A Commitment to Making Chicago a Model for the 21st Century” (August)

Chicago Architect, “Natural LEEDer”
 Sarah E. Goode STEM Academy (September/October)

gb&d, “Inner Workings”
 Sarah E. Goode STEM Academy (September/October)

Strategize, “The Power of Space”
 Chicago Children’s Advocacy Center,
 Chinatown Branch Library (Winter)

Our Board Members

PBC Commissioners bring valuable knowledge, experience and insight to further the PBC's work of building communities.

The PBC Board of Commissioners

The PBC 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 serves as one of the PBC commissioners and our chairman. Of the other 10 commissioners, one each is appointed by the Cook County Board of Commissioners, the Chicago Board of Education, the Chicago Park District, the Metropolitan Water Reclamation District of Greater Chicago and the Forest Preserve District of Cook County. The chairman appoints the remaining five members, who 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.



Mayor Rahm Emanuel
Chairman



Dr. Byron T. Brazier
City of Chicago



Martin Cabrera, Jr.
City of Chicago



Frank M. Clark
Board of Education



Thomas J. Kotel
City of Chicago



José G. Maldonado, Jr.
City of Chicago



Toni Preckwinkle
Cook County



Arnold Randall
Forest Preserve District of
Cook County



Samuel Wm. Sax
City of Chicago



Mariyana T. Spyropoulos
Metropolitan Water Reclamation
District of Greater Chicago



Bryan Traubert
Chicago Park District





A Look Ahead to 2015

As the PBC celebrates with our partners the successes of 2014 and the positive impact this work has had on our communities, we remain focused on work underway in 2015.

Looking Forward

As we celebrated with our partners the successes of 2014 and the positive impact this work has had on communities, we remain focused on the range of work underway in 2015. School expansions and modernizations comprise much of the PBC's work in the year ahead. Two new schools are under construction along with a number of additions and renovations.

The new Chinatown Branch Library will serve as a gateway to Chinatown, linking the old with the new and providing a building that serves the needs of the community. The PBC is also working with Chicago Public Library to construct three new YOUmedia centers across the city. These new digital media labs at Woodson Regional Library, Sulzer Regional Library and Legler Branch Library provide teens across the city with digital learning experiences and further help to expand CPL's digital teen services, making this program the largest of its kind in any U.S. public library.

The first quarter of 2015 will mark the completion of the Chicago Children's Advocacy Center (CCAC) expansion, an important project PBC is developing on behalf of the City of Chicago. The expansion doubles the center's capacity to provide mental health services for children who are sexually and physically abused, adds dedicated space for professional and community trainings, improves the quality and number of child- and family-friendly areas for clients and ensures that the physical environment of the center is trauma-informed and conducive to collaboration among members of the center's co-located, multi-disciplinary teams. The city's investment in this project also serves as a model for public/private partnerships and collaborations while allowing CCAC to broaden its reach to serve more families in need.

The PBC's ongoing technology and infrastructure programs that help expand and enhance security networks are also underway in 2015, along with two innovative energy efficiency initiatives aimed at providing improved energy use and cost savings at City-owned buildings and the Metropolitan Water Reclamation District of Greater Chicago.

Together, these projects are reshaping communities and public facilities by bringing improvements and modernizations that will offer lasting benefits to the residents of the City of Chicago and Cook County.



Chicago Children's Advocacy Center expansion.



Construction at the Chinatown Branch Library.

Summary Statement of Financial Position

DECEMBER 31, 2014

ASSETS

Cash and Investments	\$ 43,197,446
Capitalized Leases Receivable	147,285,000
Due from other Governments and Agencies	64,019,527
Other Assets & Receivables	738,303
Building and Land Net of Depreciation	64,537,956

TOTAL ASSETS **\$ 319,778,232**

LIABILITIES

Accounts Payable	\$ 54,935,577
Bonds Payable	155,185,417
Deferred Project Revenue	21,594,184
Other Liabilities	10,143,244

TOTAL LIABILITIES **\$ 241,858,422**

Net Position **\$ 77,919,810**

TOTAL LIABILITIES AND NET POSITION **\$ 319,778,232**

PUBLIC BUILDING COMMISSION OF CHICAGO

OPERATING HIGHLIGHTS

Year Ended December 31, 2014

Direct Project Costs	\$ 150,563,437
Facility Maintenance and Operations Costs	19,333,003
Administrative Costs	8,851,454

2014 Active Project List

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
- 4. Stock Yards National Bank Building Stabilization**
4146 South Halsted Street

Chicago Public Library

- 5. Albany Park Branch Library**
3401 West Foster Avenue
- 6. Chinatown Branch Library**
2100 South Wentworth Avenue
- 7. Legler Branch Library YOUmedia Renovation**
115 South Pulaski Road
- 8. Sulzer Regional Library YOUmedia Renovation**
4455 North Lincoln Avenue
- 9. Woodson Regional Library YOUmedia Renovation**
9525 South Halsted Street



Chicago Public Schools

- 10. Alexander Graham Bell Elementary School Addition**
3730 North Oakley Avenue
- 11. Arthur E. Cauty Elementary School Annex**
3740 North Panama Avenue
- 12. Chicago Vocational Career Academy Renovation**
2100 East 87th Street



- 13. John C. Coonley Elementary School Addition**
4046 North Leavitt Avenue
- 14. Dunne Technology Academy Modernization**
10845 South Union Avenue
- 15. Richard Edwards IB Fine & Performing Arts Dual Language School Annex**
4815 South Karlov Avenue
- 16. Charles R. Henderson Elementary School Renovation**
5650 South Wolcott Avenue
- 17. William Jones College Preparatory High School Interior & Exterior Renovation**
606 South State Street
- 18. Abraham Lincoln Elementary School Annex**
615 West Kemper Place
- 19. Minnie Mars Jamieson Elementary School Annex**
5650 North Mozart Street
- 20. Mt. Greenwood Elementary School Modular Building**
10841 South Homan Avenue
- 21. Oriole Park Elementary School Annex**
5424 North Oketo Avenue
- 22. Walter Payton College Preparatory High School Annex**
1034 North Wells Street
- 23. Southeast Area Elementary School**
3930 East 106th Street
- 24. Southwest Area School**
6018 South Karlov Avenue
- 25. Enrico Tonti Elementary School Modular Building**
5841 South Homan Avenue

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

Cook County

- 28. Security Camera Program**
Multiple Locations
- 29. Richard J. Daley Center Building Security Upgrades**
50 West Washington Street

Metropolitan Water Reclamation District of Greater Chicago

- 30. Energy Efficiency Program**
Multiple Locations



Retrofit One

- 31. 10th District Police Station**
3315 West Ogden Avenue
- 32. 14th District Police Station**
2150 North California Avenue
- 33. 15th District Police Station**
5701 West Madison Street
- 34. 17th District Police Station**
4650 North Pulaski Road
- 35. 18th District Police Station**
1160 North Larrabee Street
- 36. 19th District Police Station**
850 West Addison Street
- 37. 20th District Police Station**
5400 North Lincoln Avenue
- 38. 311 City Services**
2111 West Lexington Street
- 39. 4th District Police Station**
2255 East 103rd Street
- 40. 6th District Police Station**
7808 South Halsted Street
- 41. 8th District Police Station**
3420 West 63rd Street
- 42. 911 Center**
1411 West Madison Street
- 43. 9th District Police Station**
3120 South Halsted Street
- 44. Area 4/11th District Police Station**
3151 W Harrison Street
- 45. Austin Irving Branch Library**
6100 West Irving Park Road
- 46. Avalon Branch Library**
8148 South Stony Island Avenue
- 47. Bessie Coleman Branch Library**
731 East 63rd Street
- 48. Budlong Woods Branch Library**
5630 North Lincoln Avenue
- 49. Central District Office: Department of Water Management**
1424 West Pershing Road
- 50. Chicago Cultural Center**
78 East Washington Street
- 51. City Hall**
121 North LaSalle Street
- 52. Clearing Branch Library**
6423 West 63rd Place
- 53. Copernicus (Northwest) Senior Center**
3160 North Milwaukee Avenue
- 54. Department of Public Health**
2133 West Lexington Street
- 55. Department of Transportation: Central Office**
1501 West Pershing Road
- 56. Department of Water Management: Central District**
3901 South Ashland Avenue
- 57. Engine Company 18**
1360 South Blue Island Avenue
- 58. Englewood Health Center**
641 West 63rd Street
- 59. Goldblatt's Building**
1615 West Chicago Avenue
- 60. Hall Branch Library**
4801 South Michigan Avenue
- 61. Harold Washington Library Center**
400 South State Street



- 62. Homan Square**
3340 West Fillmore Street
- 63. Juvenile Intervention Support Center**
3900 South California Avenue
- 64. Lincoln Belmont Branch Library**
1659 West Melrose Street
- 65. Loop Operations: Department of Streets & Sanitation**
351 East Lower Randolph Street
- 66. Martin Luther King, Jr. Community Service Center**
4314 South Cottage Grove Avenue
- 67. Martin Luther King, Jr. Branch Library**
3436 South Dr. Martin Luther King, Jr. Drive
- 68. McKinley Park Branch Library**
1915 West 35th Street
- 69. Miles Square Health Center**
2045 West Washington Street
- 70. Mount Greenwood Branch Library**
11010 South Kedzie Avenue
- 71. Near North Branch Library**
310 West Division Street
- 72. North Park Village Building C**
5801 North Pulaski Road
- 73. Northtown Branch Library**
6435 North California Avenue
- 74. Police-Fire-DSS Warehouse**
1869 West Pershing Road
- 75. Police Training Academy**
1300 West Jackson Boulevard
- 76. Public Safety Building**
3510 South Michigan Avenue
- 77. Pullman Branch Library**
11001 South Indiana Avenue
- 78. Robert J. Quinn Fire Academy**
558 West DeKoven Street

- 79. Roseland Health Center**
200 East 115th Street
- 80. Sachs Clinic/West Side Center for Disease Control**
2160 West Ogden Avenue
- 81. South Chicago Branch Library**
9055 South Houston Avenue
- 82. South Shore Branch Library**
2505 East 73rd Street
- 83. Street Operations: Department of Streets & Sanitation**
1754 South Clark Street
- 84. Thurgood Marshall Branch Library**
7506 South Racine Avenue
- 85. Uptown Health Center**
845 West Wilson Avenue
- 86. Walker Branch Library**
11071 South Hoyne Avenue
- 87. West Belmont Branch Library**
3104 North Narragansett Avenue
- 88. Westtown Health Center**
2418 West Division Street
- 89. Woodson Regional Library**
9525 South Halsted Street
- 90. Wrightwood-Ashburn Branch Library**
8530 South Kedzie Avenue



2015 Chicago Public Schools Air Conditioning Program

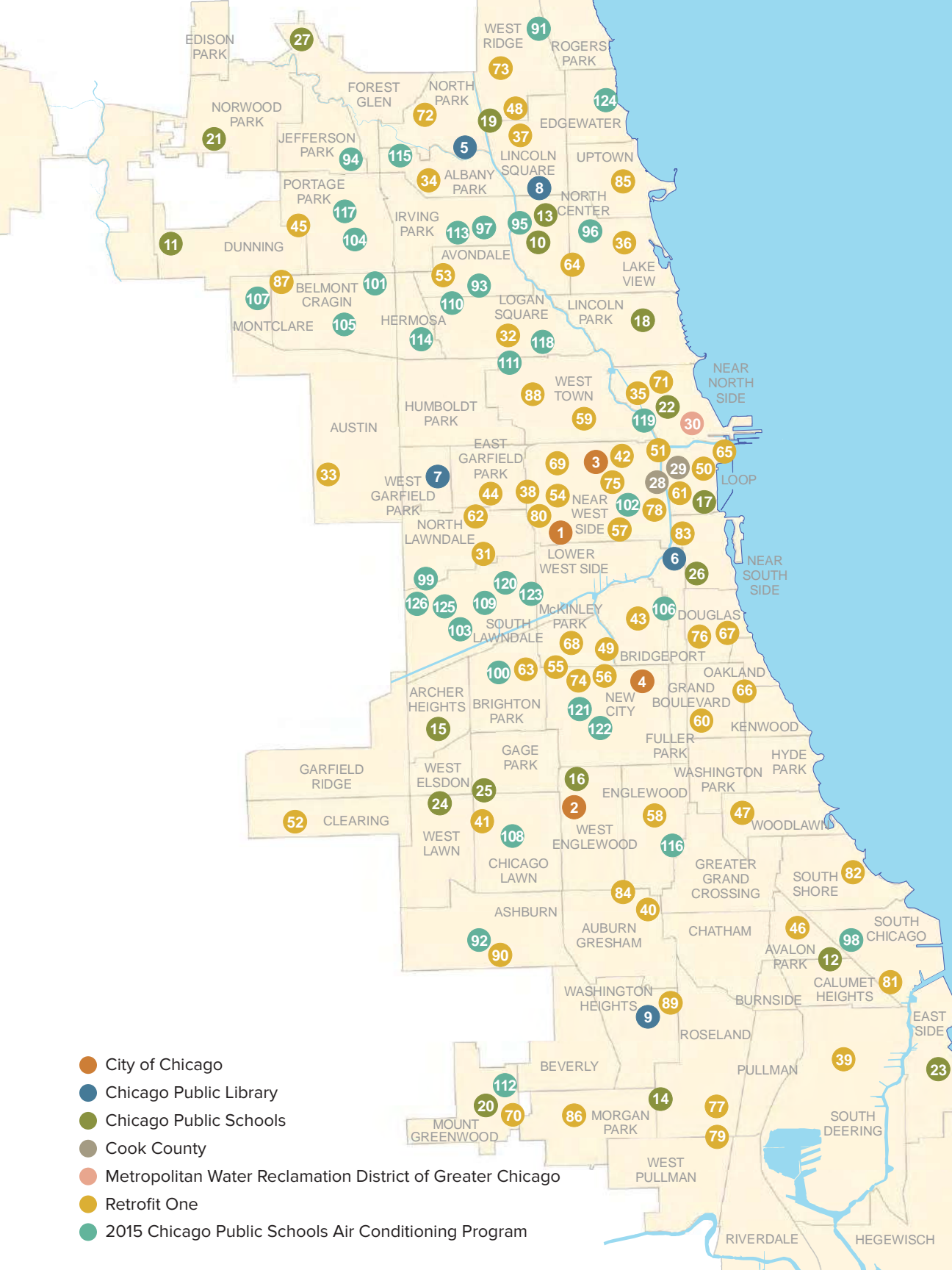
- 91. George Armstrong International Studies Elementary School**
2110 West Greenleaf Avenue
- 92. Ashburn Community Elementary School**
8300 South St. Louis Avenue
- 93. Avondale-Logandale Elementary School**
2945 North Sawyer Avenue



- 94. Jean Baptiste Beaubien Elementary School**
5025 North Laramie Avenue
- 95. Alexander Graham Bell Elementary School**
3730 North Oakley Avenue
- 96. James G. Blaine Elementary School**
1420 West Grace Street
- 97. Grover Cleveland Elementary School**
3121 West Byron Street
- 98. Edward Coles Model for Excellence Language Academy**
8441 South Yates Boulevard
- 99. Daniel J. Corkery Elementary School**
2510 South Kildare Avenue
- 100. Nathan S. Davis Elementary School**
3014 West 39th Place
- 101. Laughlin Falconer Elementary School**
3020 North Lamon Avenue
- 102. Galileo Scholastic Academy of Math & Science**
820 South Carpenter Street
- 103. Joseph E. Gary Elementary School**
3740 West 31st Street
- 104. William P. Gray Elementary School**
3730 North Laramie Avenue
- 105. Hanson Park Elementary School**
5411 West Fullerton Avenue
- 106. Robert Healy Elementary School**
3010 South Parnell Avenue
- 107. Josephine C. Locke Elementary School**
2828 North Oak Park Avenue
- 108. Marquette Elementary School**
6550 South Richmond Street
- 109. Cyrus H. McCormick Elementary School**
2712 South Sawyer Avenue

- 110. James Monroe Elementary School**
3651 West Schubert Avenue
- 111. Bernhard Moos Elementary School**
1711 North California Avenue
- 112. Mount Greenwood Elementary School**
10841 South Homan Avenue
- 113. John B. Murphy Elementary School**
3539 West Grace Street
- 114. William P. Nixon Elementary School**
2121 North Keeler Avenue
- 115. John Palmer Elementary School**
5051 North Kenneth Avenue
- 116. Parker Community Academy**
6800 South Stewart Avenue
- 117. Portage Park Elementary School**
5330 West Berceau Avenue
- 118. Pulaski International School of Chicago**
2230 West McLean Avenue
- 119. Reuben Salazar Elementary Bilingual Center**
160 West Wendell Street
- 120. Maria Saucedo Elementary Scholastic Academy**
2850 West 24th Boulevard
- 121. William H. Seward Communication Arts Academy**
4600 South Hermitage Avenue
- 122. William H. Seward Communications Arts Academy Branch**
4545 South Wood Street
- 123. Spry Community Links High School**
2400 South Marshall Boulevard
- 124. George B. Swift Specialty School**
5900 North Winthrop Avenue
- 125. Eli Whitney Elementary School**
2815 South Komensky Avenue
- 126. Emiliano Zapata Academy**
2728 South Kostner Avenue





- City of Chicago
- Chicago Public Library
- Chicago Public Schools
- Cook County
- Metropolitan Water Reclamation District of Greater Chicago
- Retrofit One
- 2015 Chicago Public Schools Air Conditioning Program

PUBLIC BUILDING COMMISSION

RICHARD J. DALEY CENTER
50 WEST WASHINGTON STREET
ROOM 200
CHICAGO, ILLINOIS 60602



Photography courtesy of
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