



**PUBLIC BUILDING  
COMMISSION  
OF CHICAGO**

**2005 ANNUAL REPORT**

*50 years of Building*

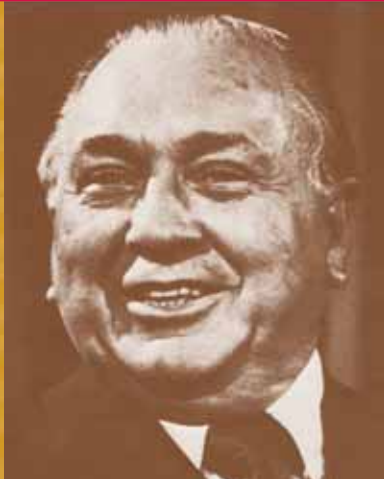
**PBC  
50  
YEARS**



# 50 YEARS

*of great leadership*

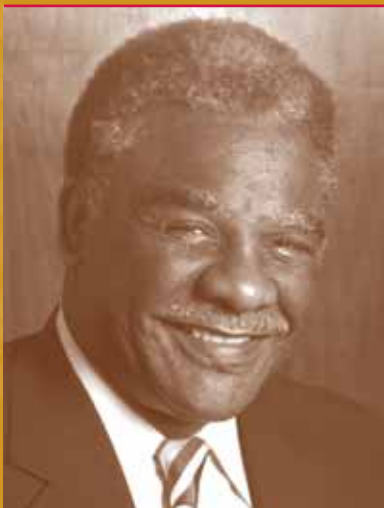
CHAIRMEN OF THE BOARD OF COMMISSIONERS OF  
*the Public Building Commission*



RICHARD J. DALEY  
July 26, 1956 to Dec. 20, 1976



GEORGE W. DUNNE  
Dec. 27, 1976 to Sept. 30, 1986  
Dec. 8, 1987 to Jan. 12, 1988



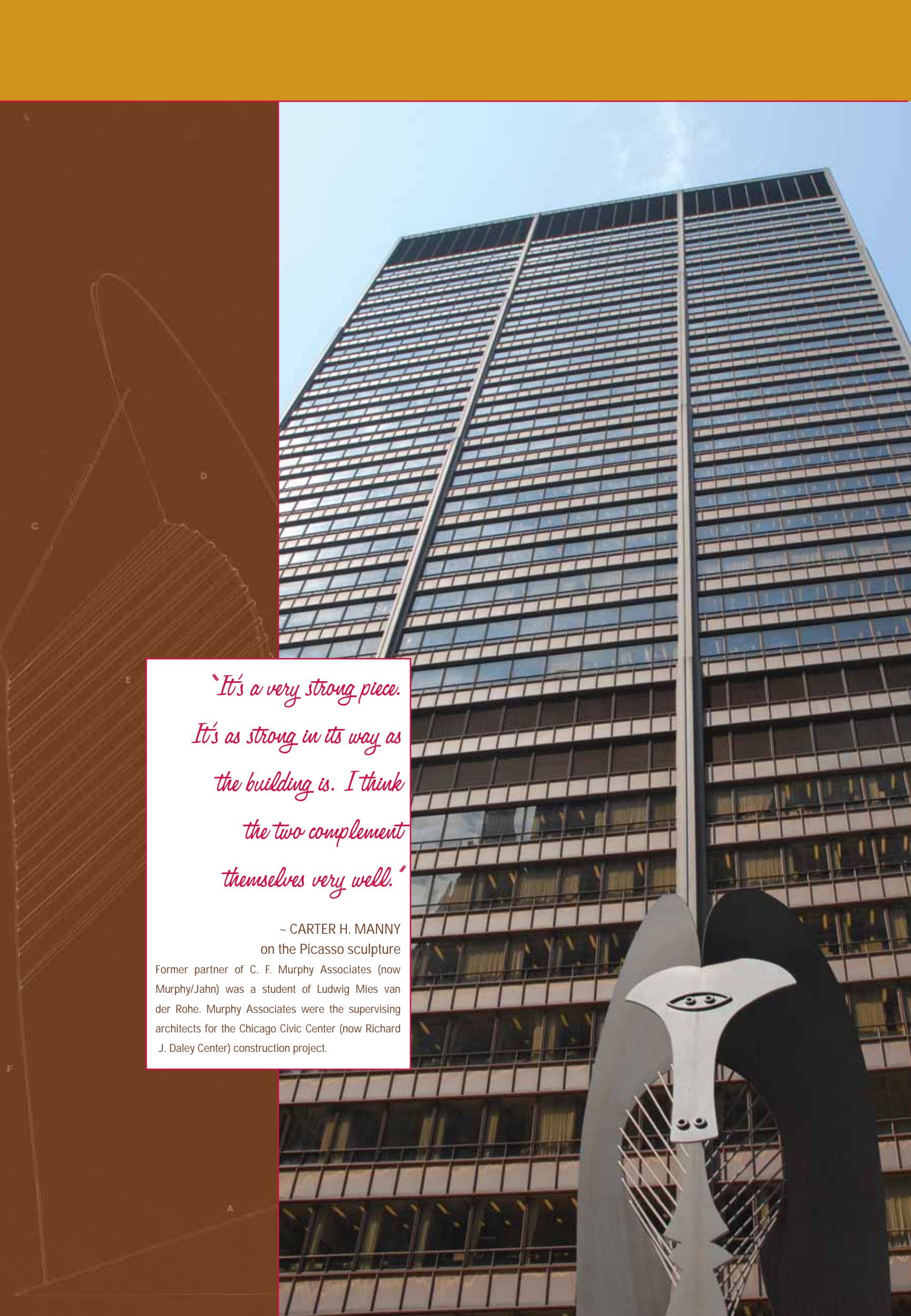
HAROLD A. WASHINGTON  
Oct. 1, 1986 to Nov. 25, 1987



EUGENE SAWYER  
January 12, 1988 to Oct. 2, 1989



RICHARD M. DALEY  
Oct. 2, 1989 to present



*"It's a very strong piece.  
It's as strong in its way as  
the building is. I think  
the two complement  
themselves very well."*

~ CARTER H. MANNY

on the Picasso sculpture

Former partner of C. F. Murphy Associates (now Murphy/Jahn) was a student of Ludwig Mies van der Rohe. Murphy Associates were the supervising architects for the Chicago Civic Center (now Richard J. Daley Center) construction project.

# Table of CONTENTS

# PBC50

MESSAGE FROM THE CHAIRMAN	3
MESSAGE FROM THE EXECUTIVE DIRECTOR	5
PBC BOARD OF COMMISSIONERS	7
ABOUT THE PBC	9
PBC TURNS 50	10
CHICAGO PUBLIC SCHOOLS	12
CITY OF CHICAGO	16
CHICAGO PARK DISTRICT	18
MILLENNIUM PARK	20
CHICAGO PUBLIC LIBRARY	22
CITY COLLEGES OF CHICAGO	24
CHICAGO POLICE DEPARTMENT	26
CHICAGO FIRE DEPARTMENT	28
FINANCIAL SUMMARY	30
2005 PROJECT MAP	32



Photo of Pablo Picasso studying the model he created of the sculpture soon to be built in Daley Plaza in 1967



*"Improving quality of life also means making enhancements to our city's environment and the PBC is playing a leading role in that effort."*

# Message from the CHAIRMAN

# PBC50

Neighborhoods and the people who live in them are the lifeblood of every city in America and that is certainly true for Chicago. That is why improving the quality of life in every neighborhood is something that the City of Chicago works hard to address in a variety of ways. One vital part of this effort is the construction and upgrade of our public facilities.

The Public Building Commission of Chicago (PBC) helps improve every community by building schools, libraries and senior centers and creating state-of-the-art police and fire stations that will stand for generations to come. Successful management of these projects enhances the city's efforts to improve the education of our children as well as the health and safety of every resident.

In 2005, the PBC unveiled several construction projects that demonstrate the city's commitment to enhancing the quality of life on every block in every ward, kicking off the year with the opening of the Engine Company 38 firehouse in the Lawndale community. Featuring a prototype design that emphasizes convenience and comfort, Engine Company 38 was the first of three firehouses that were unveiled last year. Three new state-of-the-art police stations also brought the latest in crime fighting technology to communities on the west and northwest sides of the city.

Improving our quality of life also means making enhancements to our city's environment. Under its "green" building standard, the PBC seeks to obtain LEED certification on all new projects. LEED is the acronym for Leadership in Energy and Environmental Design, a standard established by the United States Green Building Council. As a result, new buildings are being designed with features such as energy supplementing solar panels, highly reflective roofing materials and concrete parking lot pavement that work together to alleviate the urban heat island environment. In fact, it was just one year ago that the first LEED-certified school in Chicago was opened in the Marquette Park community: Tarkington School of Excellence, one of four new schools built by the PBC in 2005.

Everyone benefits from a community anchor such as a public facility that can attract residential development and new businesses while stimulating local employment. That's what the new Kennedy-King College campus will bring to the Englewood community and other nearby areas on Chicago's south side. In November of 2005, the PBC broke ground on the six-building, 40-acre campus, which will include a library, bookstore, restaurant, athletic facilities and day-care center that will be open to the public when it is completed next year. Located in heart of the former Englewood business district, the new Kennedy-King College will help pump new life into a community that is on the road to revitalization.

The PBC is also making preparations for a massive school construction program that will benefit children in every part of the city. Under the "Modern Schools Across Chicago Project" the PBC will manage the construction of 24 new schools. The \$1 billion plan builds upon the more than \$4 billion the city has invested in school construction since I assumed responsibility for the Chicago public schools in 1995.

It is important to emphasize that when we build schools, we're not only improving education. We're creating jobs for thousands of Chicago's hard-working men and women. This kind of investment helps ensure that Chicago remains a place where families want to live and the PBC will continue to play a significant role in improving the quality of life all across our great city.

Sincerely,



RICHARD M. DALEY  
MAYOR





*"As the PBC reflects upon a half-century of public service, I am proud to be able to look ahead to the new Kennedy-King College and the dozens of other forthcoming construction projects that will help usher in the next 50 years"*

# Message from the EXECUTIVE DIRECTOR

# PBC50

The most rewarding part of managing a public construction project comes at the moment when a new school, police station or library opens for service. It is a new beginning, something that will make an impact on the growth and well-being of the local community for years to come.

Forty years ago, the Public Building Commission of Chicago (PBC) made its first contribution to the growth and well-being of the city's Loop area with the construction of the Richard J. Daley Center (originally known as Chicago Civic Center). Home to one of the nation's largest court systems and also dozens of other governmental offices, this 30-story landmark was the first project completed by the PBC after it was established under the Illinois Public Building Commission Act in 1956.

This year marks the Public Building Commission's 50th anniversary! From projects as massive as the Chicago Police Headquarters and Millennium Park to the dozens of schools, libraries, police stations and firehouses dotting the city's landscape, the PBC has spent the last half-century working to help Chicago develop and expand its stature as a world-class city. And we are continuing that effort today, as evidenced by the various construction and renovation projects completed in 2005.

We started the year with the unveiling in January of Engine Company 38, the first of three firehouses that were opened in 2005. Less than one month later, our chairman, Mayor Richard M. Daley, cut the ribbon at the District 10 police station, the first of three neighborhood police stations that also opened in 2005. Among the projects completed by the PBC during the past year were three libraries Toman Branch Library, West Pullman Branch Library and Logan Square Branch Library; and four schools Edward K. "Duke" Ellington Elementary School, Tarkington School of Excellence, Aspira-Haugan Middle School and the Little Village Lawndale High School Campus.

Tarkington carries the distinction of being Chicago's first environmentally certified, or "green" school and is a leading example of the PBC's support of Mayor Daley's effort to promote the growth of environmentally friendly buildings in the public and private sectors. With a capacity for up to 1,000 elementary students, Tarkington was built under guidelines for Leadership in Energy and Environmental Design (LEED) certification as established by the U.S. Green Building Council and reflects the PBC's commitment to obtain LEED certification for all of our projects.

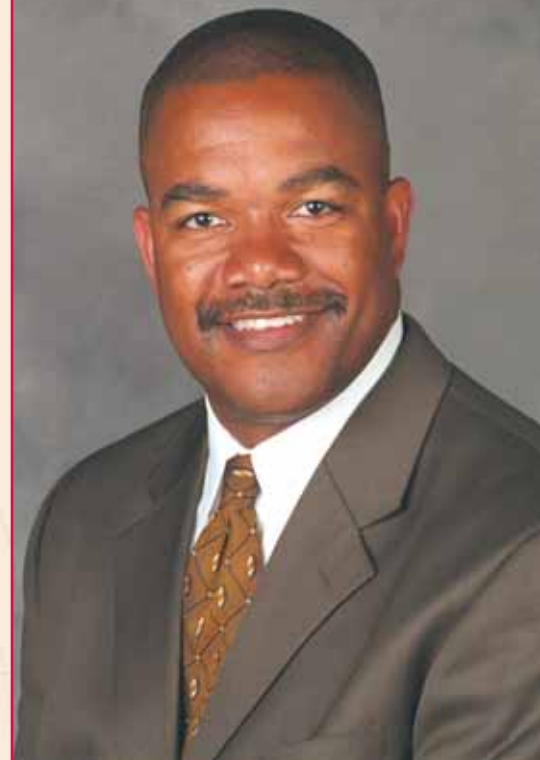
The PBC also remains committed to helping Mayor Daley advance his vision for revitalization of Chicago's Englewood community through the new Kennedy-King College Campus construction project. Due for completion in the summer of 2007, the new Kennedy-King College project is a wonderful example of the PBC's ongoing effort to foster relationships with the minority- and woman-owned firms that are working on this project. We have also had the pleasure of garnering the involvement of a significant number of minority trades men and women as well as workers that live in close proximity to the emerging 40-acre campus.

Every facility that we build or renovate touches the life of every resident of Chicago and the PBC fully recognizes and appreciates our enormous responsibility to deliver quality projects that help move our great city forward. As the PBC reflects upon a half-century of public service, I am proud to be able to look ahead to the new Kennedy-King College and the dozens of other forthcoming construction projects that will help usher in the next 50 years.

Sincerely,



MONTEL M. GAYLES  
EXECUTIVE DIRECTOR



## BOARD OF COMMISSIONERS

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



# Board of COMMISSIONERS

# PBC50



RICHARD M. DALEY  
Mayor  
City of Chicago



BISHOP ARTHUR BRAZIER  
Pastor  
Apostolic Church of God



ADELA CEPEDA  
President  
A.C. Advisory Inc



DR. ROBERT B. DONALDSON II  
Chairman  
Governors State University



MARIÁ N. SALDAÑA  
President  
Chicago Park District



CYNTHIA M. SANTOS  
Commissioner  
Metropolitan Water Reclamation  
District of Greater Chicago



SAMUEL WM. SAX  
Chairman  
Financial Relations Inc.



MICHAEL W. SCOTT  
Chairman  
Michael Scott & Associates,  
LLC

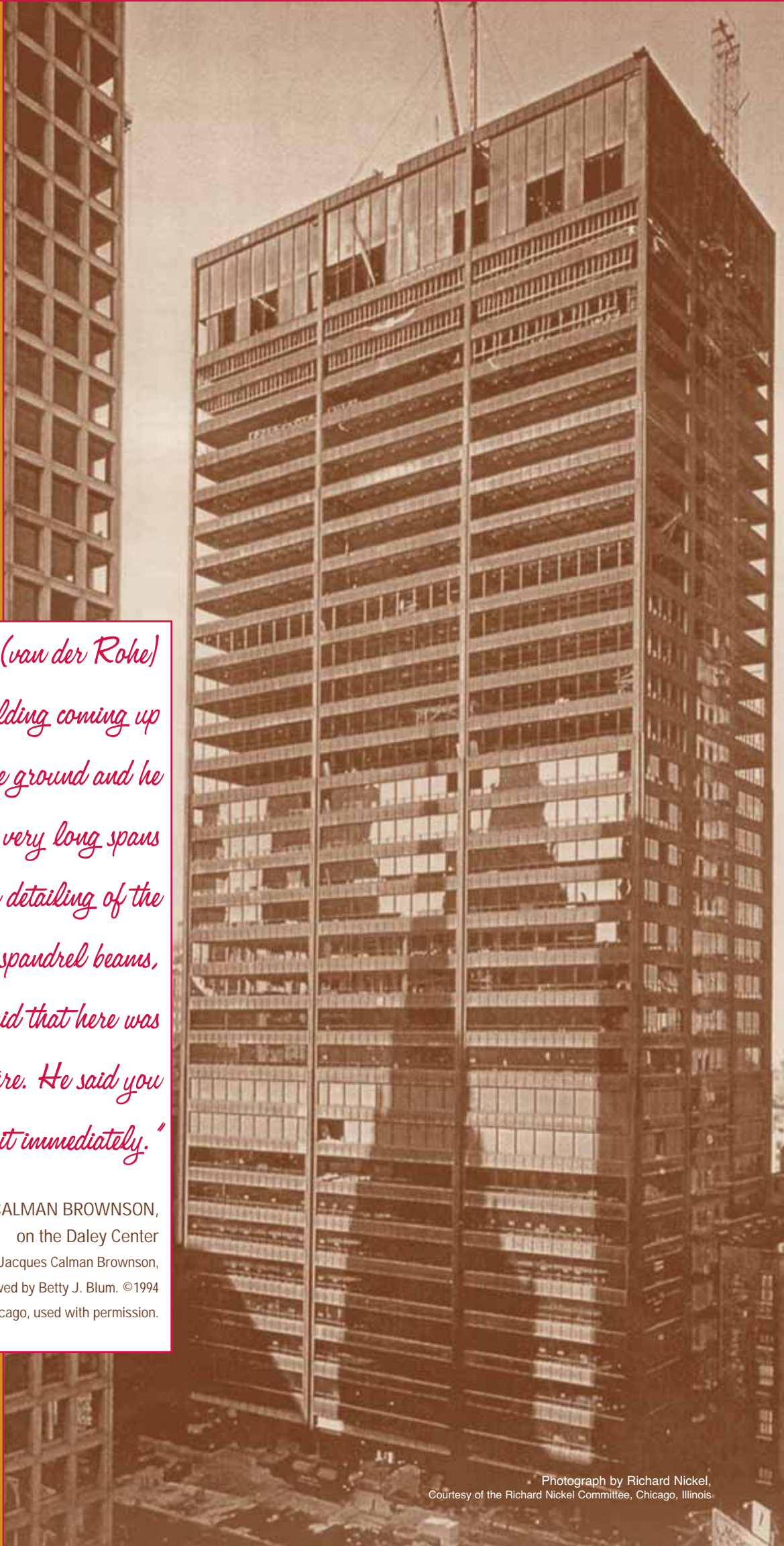


JOHN H. STROGER JR.  
Cook County



GERALD SULLIVAN  
City of Chicago





*"When he (van der Rohe) saw the building coming up out of the ground and he saw those very long spans and the detailing of the so-called spandrel beams, he said that here was architecture. He said you could sense it immediately."*

~JACQUES CALMAN BROWNSON,  
on the Daley Center

Oral History of Jacques Calman Brownson,  
interviewed by Betty J. Blum. ©1994  
The Art Institute of Chicago, used with permission.

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

The PBC owns and operates the Richard J. Daley Center, which serves as our headquarters. The PBC also owns and operates the surrounding Daley Plaza where the City of Chicago presents free cultural programming weekdays on the plaza throughout each year. From the annual "Haunted Village at Pumpkin Plaza" Halloween celebration to the summertime Farmers Market to cultural festivals and live entertainment, Daley Plaza is a popular gathering place for Chicago residents and its many visitors.

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

Further information, including periodic news about PBC activities, is available on the World Wide Web at: [www.pbcchicago.com](http://www.pbcchicago.com).



*"It's just a tremendous,  
tremendous concept.  
It's a really gutsy,  
Chicago-style building"*

CARTER H. MANNY,  
on the Daley Center

Former partner of C. F. Murphy Associates (now Murphy/Jahn) was a student of Ludwig Mies van der Rohe. Murphy Associates were the supervising architects for the Chicago Civic Center (now Richard J. Daley Center) construction project.

# The Public Building Commission

# URNS 50



The Public Building Commission of Chicago was established on July 25, 1956 under the Public Building Commission Act, which was passed by the Illinois State Legislature in 1955. The act provided that any county or county seat in the state may organize a public building commission with the power to issue revenue bonds for the construction of government buildings.

The first building project undertaken by the PBC was the Chicago Civic Center, now called the Richard J. Daley Center, the 31-story courthouse and office building for the city and Cook County. The massive building, which originally was designed to contain between 107 and 151 courtrooms for the Circuit Court of Cook County, now has 167 such courtrooms along with two courtrooms for the First District Appellate Court of Illinois. It also provides office space for the Clerk of the Circuit Court, the Cook County State's Attorney and various other city and county agencies, as well as a law library. The design of the building was begun in 1960 and a bond issue of \$87 million was sold in 1963 to finance its construction, which also began in 1963. The first tenant moved into the building in 1965 and the project was completed in 1966.

Included in the Civic Center project was the design for a spacious plaza, with fountains and tree-shaded benches that offer a pleasant open space for the thousands of people who pass through each day. In 1967, what today is known as Daley Plaza was further enhanced by the addition of a monumental steel sculpture designed by Pablo Picasso. The famed artist designed a sculpture that remains as iconic (and ambiguous) as it was when he was commissioned to make a maquette for the 50-foot, 324,000-pound sculpture. Is it a woman? A bird? A horse? No one knows for sure, but the nameless sculpture that some call the "Chicago Picasso" is one of the city's most recogniza-

ble landmarks and the catalyst for the City of Chicago's public art program. Picasso, who refused to be paid the intended \$100,000 for his work, donated it to the city.

Over the years, Daley Plaza has been used for numerous outdoor festivals, holiday celebrations and various other public events. The Daley Center has also caught the eye of Hollywood filmmakers. In 1979, John Belushi and Dan Aykroyd crashed their Bluesmobile into the building's lobby during filming of "The Blues Brothers" and Harrison Ford scurried across the plaza while fleeing from U.S. marshals in 1993's "The Fugitive." Today, both the Daley Center and the Picasso sculpture continue to be popular Chicago locations for films.

Another early, large-scale PBC project was the remodeling of City Hall. The renovations, which started in 1968 and were completed in 1972, included the creation of 11 floors of modern, air-conditioned office space for city agencies.

Also in 1968, the Chicago Board of Education selected the PBC to manage a number of school projects, including the development of recreational facilities for several schools through a cooperative agreement with the Chicago Park District. The resulting School-Park Program involved 26 projects (eight new high schools, five high school additions, three new middle schools and 10 new elementary schools), which were built within a five-year period and served nearly 40,000 students. Among the schools that were constructed are: Sojourner Truth School (1971), Walter H. Dyett Academic Center (1972), Roberto Clemente High School and Marie Skłodowska Curie Metro High School (1973), Whitney M. Young Magnet High School (1974) and Percy L. Julian High School (1975).

Several additional construction highlights of the Public Building Commission's early years included the Skill Center for City Colleges (1969), the underground garage at McCormick Place for the Chicago Park District (1969), a building program for Public Health and Safety facilities for the City of Chicago (1970), and a remodeling program for the main branch of the Chicago Public Library (1970).

In 1973, the PBC proudly undertook the task of converting the Chicago Public Library into the Chicago Cultural Center, preserving one of the city's architectural gems. The interior and exterior features of the beaux-arts style building, which was built in 1897, were meticulously restored. In 1984, the PBC was further commissioned to rehabilitate the Cultural Center's stunning staircase, the graceful centerpiece of a three-story vaulted lobby that is inscribed with the names of great writers. The building is listed on the National Register of Historic Places and was designated a Chicago landmark in 1976.

Another PBC project listed in the National Register of Historic Places is the Chicago Military Academy—Bronzeville. Formerly the 8th Regiment Armory, the building had stood dilapidated and vacant since the 1950s before the Chicago Board of Education purchased the property in 1997 and the PBC undertook a \$18.5 million makeover. The nation's first public college-prep military school opened in 1999, featuring 26 modern classrooms, a media center and ballroom. The restoration work already completed on this building was recognized by the National Trust for Historic Preservation.

The PBC also has played a role in a number of city beautification efforts. Dotting Chicago streets and plazas are 18 fountains that were either built or renovated as part of a City of Chicago program that began in 1998 and included Francis M. Drexel Memorial Fountain, the city's oldest public fountain. In 2000, the PBC helped boost the appeal of Chicago's lakefront when it completed construction of the North Avenue Beach House for the Chicago Park District. The 22,000-square-foot, ocean liner-inspired structure offers one of the best views of the city and features an outdoor eatery and concession stands, a lifeguard station and outdoor showers.

Perhaps the PBC's biggest contribution to the city's "front yard" is the construction management service the agency provided during the creation of Millennium Park. Launched in 1998 as an effort to transform unsightly railroad tracks and parking lots in a corner of Grant Park into new parkland, Millennium Park evolved into the most ambitious public undertaking in Chicago's history. Led by Mayor Daley's vision and the support of Chicago's philanthropic community, the 24.5-acre park showcases the work of world-renowned architects, planners, artists and designers.



# PBC

## 50 year timeline

Running along the bottom of the pages of this document is a timeline documenting and celebrating fifty years of Public Building Commission highlights.

Please enjoy the journey through Chicago's past with the PBC.



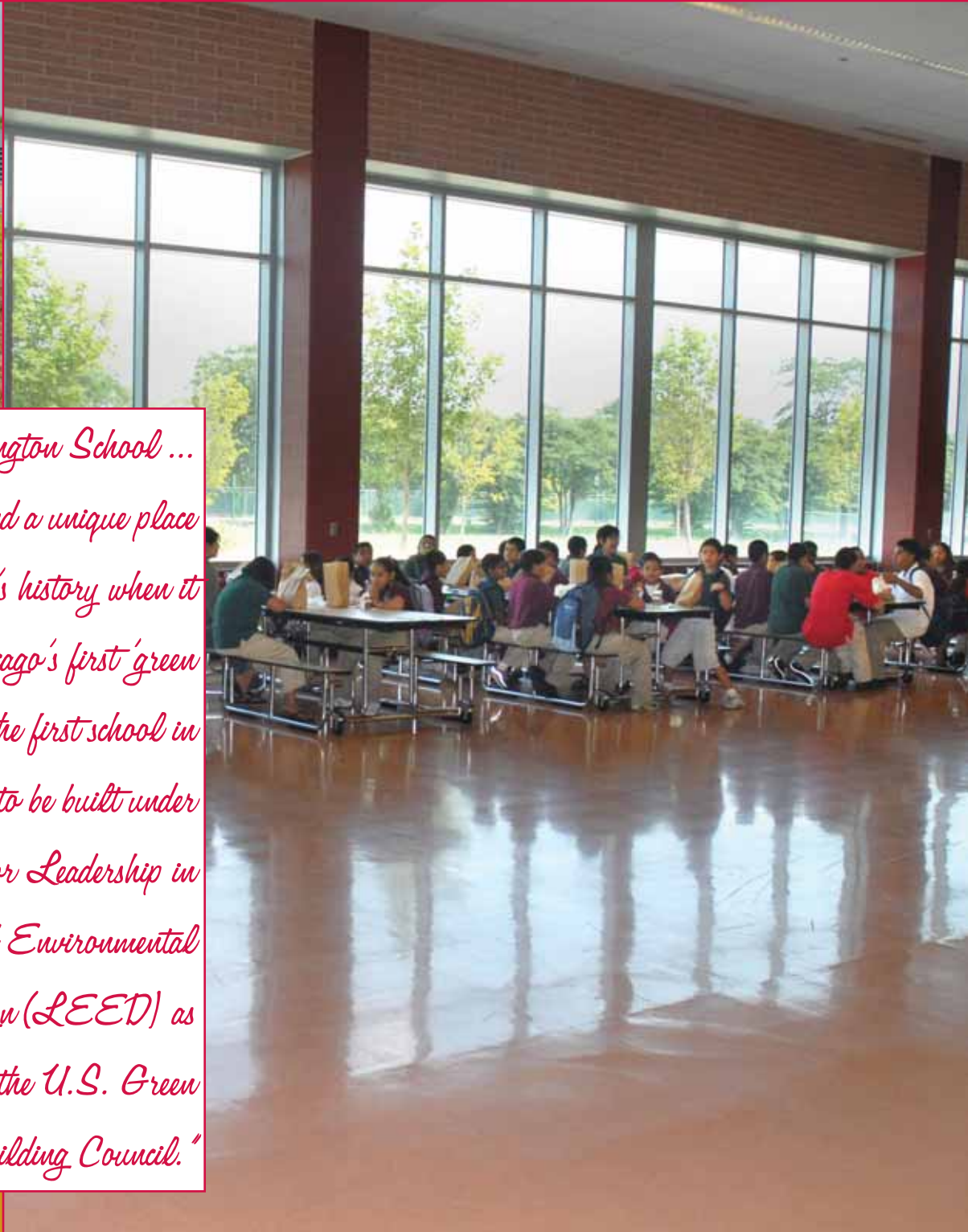
1955

Illinois Legislature passes Public Building Commission Act

1956

Public Building Commission of Chicago is established July 25, 1956

# CHICAGO PUBLIC SCHOOLS



*‘Tarkington School ... established a unique place in the city’s history when it opened as Chicago’s first ‘green school.’ It is the first school in Chicago to be built under guidelines for Leadership in Energy and Environmental Design (LEED) as established by the U.S. Green Building Council.’*

## The 1960s The 1960s The 1960s

**1960**

Design process for the Chicago Civic Center begins

**1963**

Construction for Chicago Civic Center begins February 28, 1963



**1966**

Civic Center construction completed February 8, 1966, dedicated May 2, 1966



The long-standing partnership between the Public Building Commission of Chicago and the Chicago Public Schools resulted in four new schools in 2005 – Little Village Lawndale High School Campus, Aspira Haugan Middle School, Edward K. “Duke” Ellington Elementary School and Tarkington School of Excellence. Each of these schools was built to address key needs in the communities they serve while opening new avenues to learning for thousands of students within the nation’s third-largest school system.

Tarkington School, located at 3330 W. 71st St., established a unique place in the city’s history when it opened as Chicago’s first “green school.” It is the first school in Chicago to be built under guidelines for Leadership in Energy and Environmental Design (LEED) as established by the U.S. Green Building Council. At 134,165 square feet, the three-story school is environmentally friendly from top to bottom, starting with a rooftop garden that captures rain water and returns a portion back to the atmosphere while keeping temperatures cooler in the summer and warmer in the winter. The roof’s reflective coating minimizes the urban “heat island” effect. In addition, 10 percent of the materials used to build the school have recycled content including the glass in the terrazzo floors and low-emitting material such as paints, carpets, wood and sealants that were used throughout the building to improve indoor air quality.

The Ellington School, which opened in January 2005 to replace two buildings that had been previously used to house the school’s students, also features an environment-conscious vegetative or “green” roof. Located at 243 North Parkside Avenue, the school has 28 classrooms and a capacity of about 1,050 students in addition to a computer lab, science lab and a state-of-the-art computer network. The building also features design elements that pay homage to the legendary jazz musician who serves as its namesake: a keyboard design on the hallway floors, musical notes on the tree grates outside the building and a full performance stage in the gymnasium.



## The 1960s The 1960s The 1960s

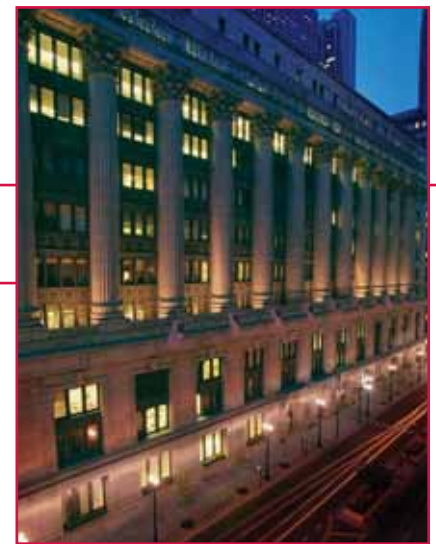
**1967**

Picasso sculpture dedicated  
August 15, 1967



**1968**

PBC begins renovation of  
Chicago's City Hall





Aspira Charter at Haugan Middle School Campus project was a joint venture with the Chicago Park District, which has an administrative office within the building and shares a locker room, club room, shower room and gymnasium to provide a variety of programs. The 4.4 acre campus, located at 3729 W. Leland Avenue, includes a fully lighted baseball diamond and a playground that includes a spray pool and landscaping. A vegetative roof sits atop the three-story structure, which also includes nearly 40 classrooms, including rooms for science, music and art instruction.

*"Little Village's multicultural student population is reflected throughout the school by architectural design elements, including a cone-shaped structure in the student commons area that includes a solar calendar that can depict the time of day and year."*

The 16.5-acre Little Village Lawndale High School Campus is actually four small schools in one: Multicultural Arts School; Infinity Math, Science and Technology High School; Greater Lawndale/Little Village School for Social Justice; and World Language High School. Each of the inter-connected two-story buildings can accommodate up to 350 students and each includes a landscaped courtyard while sharing soccer and baseball fields. Other common-use faculties include a swimming pool, two gymnasiums, a distance-learning lab, a library/media center and a 500-seat multifunctional auditorium for public gatherings as well as stage and musical performances. Little Village's multicultural student population is reflected throughout the school by architectural design elements, including a cone-shaped structure in the student commons area that includes a solar calendar that can depict the time of day and year.

*The 1960s The 1960s The 1970s*

**1968**

PBC undertakes management of Chicago Board of Education school construction program.

**1968**

PBC kicks off Cook County Juvenile Temporary Detention Center construction project

**1973**

PBC undertakes project to convert the former Chicago Public Library into the Chicago Cultural Center





## The 1970s The 1970s The 1970s

**1973**

PBC completes construction of Roberto Clemente and Marie S. Curie High Schools



**1974**

PBC completes construction of Whitney M. Young Magnet High School



# CITY OF CHICAGO

*"The City Incident Center features the latest in audio/visual design innovations, including 24 workstations that are equipped with state-of-the-art network switching; touch-enabled flat screen technology and weather sensors."*

16

The 1970s The 1970s The 1970s

**1976**

Chicago Civic Center renamed  
Richard J. Daley Center  
December 27, 1976

**1976**

Navy Pier renovation  
completed



The Public Building Commission of Chicago remains committed to working with the City of Chicago in its efforts to improve services for taxpayers through timely capital improvement projects. In 2005 the PBC partnered with the City's Office of Emergency Management and Communication (OEMC), overseeing construction of the state-of-the-art City Incident Center (CIC).

Located at the City's 911 Center, 1411 West Madison Street, the 3,000-square-foot CIC integrates the OEMC's homeland security strategies with traffic services, towing, Department of Streets and Sanitation operations and the Department of Water Management dispatch services. The facility features the latest in audio/visual design innovations, including 24 workstations that are equipped with state-of-the-art network switching; touch-enabled flat screen technology and weather sensors. The facility also includes an 18-foot high-resolution digital video wall that can display dozens of images from public and private cameras, breaking news and Doppler radar.



## The 1970s The 1970s The 1970s

**1976**  
Chicago Police Academy  
completed



**1979**  
A car "crashes" into the Daley  
Center lobby during a scene from  
the film "The Blues Brothers"



# CHICAGO PARK DISTRICT



*"The Fosco Park Community Center has more than demonstrated its usefulness as a community gathering place."*

18

## The 1980s The 1980s The 1980s

**1980**

Engine Company 95 and Engine Company 117 fire stations completed.



**1981**

Engine Company 13, Engine Company 44 and Engine Company 108 fire stations completed.



**1981**

25th District/Area 5 and 5th District/Area 2 police stations completed.



The Public Building Commission, Chicago Park District, City of Chicago and many of the City's other sister agencies worked with the Chicago Housing Authority and local residents to develop a facility that has more than demonstrated its usefulness as a community gathering place.

The Fosco Park Community Center, which opened its doors just in time for Park District summer programs in June of 2005, also served as an official welcome and assistance center for nearly 5,000 victims of Hurricane Katrina who evacuated to Chicago from the Gulf Coast last fall. The new 52,000-square-foot community center, located at 1312 S. Racine, is occupied by the Park District and the Chicago Department of Children and Youth Services (CYS). Inside, the facility is equipped with six multipurpose rooms, a warming kitchen, a fitness room with exercise equipment, full-size gymnasium, a natatorium, locker rooms, staff offices and restrooms. On the outside is a spray pool and playground along with a state-of-the-art security system with 14 cameras to monitor within and around the perimeter of the center.

In addition to the new facility, the Chicago Park District offers a menu of programs to address the recreation interests of the community.

The Marcy-Newberry Association utilizes 11,000 square feet of the facility to house a day care center for local residents of the ABLA community under an agreement with CYS. The final phase of the project includes the construction of a baseball field that will be adjacent to the southern side of the building.



## The 1980s The 1980s The 1980s

**1982**  
Engine Company 91 fire Station completed



**1984**  
PBC manages refurbishment of Chicago Cultural Center's grand staircase



**1989**  
Rudy Lozano Branch Library completed



# MILLENNIUM PARK



*"The 24.5 acre Millennium Park today stands as one of Chicago's most popular destinations, hosting millions of people."*

20

The 1990s The 1990s The 1990s

**1996**

William H. Brown Elementary School Campus Park opens



**1997**

Near North Branch Library opens



The list of accolades continued to grow for Chicago's Millennium Park in 2005. The Public Building Commission of Chicago and the City of Chicago were jointly honored as the recipients of the Project of the Year Award for 2005 by the American Public Works Association. The not-for-profit, international organization, which has more than 27,000 members involved in the field of public works, presented the honor in the category of structures with a cost of more than \$10 million. The 24.5 acre Millennium Park today stands as one of Chicago's most popular destinations, hosting millions of people annually.



## The 1990s The 1990s The 1990s

**1998**

Charles R. Darwin Elementary School opens

**1998**

City of Chicago fountain construction and renovation program undertaken by PBC



# CHICAGO PUBLIC LIBRARY



*"A good library is a place,  
a palace where the lofty  
spirits of all nations and  
generattions meet."*

~SAMUEL NIGER

22

The 1990s The 1990s The 1990s

**1998**

Chicago Police Headquarters project begins



**1998**

Eleven school campus parks opened:  
Charles R. Darwin, Edward "Duke"  
Ellington, Alexander Bouchet, Lorenz  
Brentano, Little Village, Walter L.  
Newberry, Nicholson, Alexander Graham,  
John H. Hamline, Irving Park, Joyce Kilmer



In 2005, Mayor Daley proudly cut the ribbon on three library construction projects, each of them managed by the Public Building Commission and each offering a modern, inviting community gathering place for book lovers and those in search of knowledge.

In July, dedications were held for the Toman Branch Library, 2708 S. Pulaski Rd., in the Little Village community and the West Pullman Branch Library at 830 W. 119th Street. The Toman project involved an expansion that more than doubled the size of the facility with features such as a 120-seat meeting room/auditorium and 15 free parking spaces. By creating 15,500 square feet of space, the expansion maintained the character of the existing facility to allow for an updated, full-service library.

Later that same month, Mayor Daley and other officials cut the ribbon on the new West Pullman Branch, which covers 14,000 square feet of space and is equipped with a multipurpose room that seats 125 people and 30 parking spaces. The branch was built under LEED (Leadership in Energy and Environment Design) guidelines as established by the U.S. Green Building Council.

The Logan Square Branch Library, which opened in October, is the first Chicago Public Library location to receive the LEED "Silver" rating, which is accredited to buildings that meet specific environmental and energy efficiency standards in construction, performance and comfort. Projects earn one or more points toward certification by meeting or exceeding each credit's technical requirement. Points add up to a final score that relates to one of four possible levels of certification including: certified, silver, gold or platinum ratings.



## The 1990s The 1990s The 1990s

**1999** Chicago Military Academy—  
Bronzeville renovation completed



**1999** Gresham (6th) District Station  
opens, May 8, 1999, first of new  
prototype design



# CITY COLLEGES OF CHICAGO



*"The reconstruction of interior spaces...contributed to a more user-friendly environment for the school's more than 21,500 students."*



The 1990s The 1990s The 1990s

**1999**

Goldblatt's Office Building renovation completed



**1999**

Central (1st) District Police Station opens November 13, 1999



The Public Building Commission of Chicago and the City Colleges of Chicago are long-standing collaborators when it comes to enhancing educational opportunities through new and updated facilities. This partnership continued in 2005 with a major renovation of Harold Washington College.

The PBC managed a \$35 million makeover of the 11-story building, including updates to its computer lab, multi-media library, art department and science facilities. The reconstruction of interior spaces included new mechanical, electrical, plumbing, fire protection and life safety systems. The lobby, multi-purpose room and theatre also were expanded in addition to the addition of a full-service student union. The college also was equipped with wireless computer access to go along with 150 new computer work stations and five computer classrooms. Redesigns of the student services offices, library and multipurpose room, along with state-of-the-art science labs and computer facilities, all contributed to a more user-friendly environment for the school's more than 21,500 students.

Just over a month after the completion of the Harold Washington College renovation, the PBC broke ground on the new Kennedy-King College campus, highlighting the event with a ceremony attended by PBC commissioners, elected officials and community members. The 40-acre campus, located in the heart of the former business district of the Englewood community, is scheduled to be completed in the summer of 2007. Viewed as the anchor of ongoing revitalization efforts, the campus will feature six buildings offering state-of-the-art facilities and increased space for academic programs as well as community-wide access to the campus library, day-care center, sports facilities, swimming pool, bookstore and restaurants.



## The 2000s The 2000s The 2000

2000

Chicago Police Headquarters dedicated



2001

McCormick Tribune Ice Skating Rink opens at Millennium Park



# CHICAGO POLICE DEPARTMENT



*"While prototypical design elements establish similarities in the form and function of the new police stations, each possesses a key distinguishing factor: (public art)."*

26

The 2000s The 2000s The 2000s

**1997**

Richard J. Daley Center designated a Chicago landmark, November 6, 1997



**2002**

Engine Company 63 completed, first version of new prototype fire station design



Public safety is vitally important to every resident, business owner and tourist visiting Chicago. The Public Building Commission takes pride in working with Mayor Daley's Neighborhoods Alive 21 program to build police stations that meet the needs of modern law enforcement personnel. In 2005, the PBC managed construction of three new police stations, each of them spacious facilities equipped with state-of-the-art technology and environmentally friendly features.

In February, Mayor Daley and other local officials unveiled the new Ogden (10th District) Police Station at 3315 W. Ogden Avenue. The facility replaced the city's second-oldest station—the former Marquette Station—which was built in 1917. On September 10, a ribbon-cutting ceremony was held for the new Albany Park (17th District) Police Station, which featured more than twice as much space as its predecessor. One week later, Mayor Daley helped introduce community residents to the new Austin (15th District) Police Station. Built with prototypical element design features, each of the stations are built to be user-friendly, inviting to the community, and cost-efficient.

Each station includes a fiber optics network for faster and more efficient 911 communications as well as computer networking and telecommunications functions. And each is equipped with videoconferencing equipment for long-distance, "face-to-face" communications with other law enforcement agencies and each includes "green" features such as a water-efficient landscaping, recycled components in at least 50% of the building's materials and water-saving plumbing systems.

While prototypical design elements establish similarities in the form and function of the new police stations, each also possesses a key distinguishing factor: works of art commissioned through the efforts of the public art division of the City's Department of Cultural Affairs.

At the Ogden station, visitors are greeted by a lobby adorned with abstract shapes that are incorporated into the terrazzo floor. These images are also depicted in a painted steel sculpture that hangs on one wall while a painting that is a variation on the same theme hangs on an opposite wall.

At the Albany Park Station, the lobby is adorned by two large landscape paintings that reflect images in the surrounding community. Also in the lobby are windows featuring art glass panels that depict the calming images of water, sky and moon. Suspended above the lobby of the Austin police station is a sculpture in the shape of a wave signal with convex mirrors attached to it that reflect the image of every person that passes through the area. Hung along the hallway leading to the station's community room is a quilt that features an abstract design inspired by police uniforms. While inside the community room hangs another quilt that features historic structures and landmarks in the community. Though the works feature a variety of mediums, each reflects the artists' effort to reflect the vital link between the police and the communities they serve and protect.



## The 2000s The 2000s The 2000s

2004

Morgan Park (22nd) District Station opens June 5, 2004, first LEED-certified "green" station



2004

Millennium Park opens, July 16, 2004



# CHICAGO FIRE DEPARTMENT



*"...a long standing partnership that continues to lead to new fire stations and training facilities that address the needs of today's firefighting and life safety personnel."*

28

## The 2000s The 2000s The 2000s

**2005**

Tarkington School of Excellence opens September 6, 2005; city's first LEED-certified "green" school



**2005**

New Kennedy-King College campus construction project begins



The relationship between the Public Building Commission of Chicago and the Chicago Fire Department is a longstanding partnership that continues to lead to new fire stations and training facilities that address the needs of today's firefighting and life safety personnel.

In 2005, three prototype fire stations—Engine Company 38, Engine Company 88 and Engine Company 84—were introduced to communities on Chicago's west, southwest and south sides.

In January, a ribbon-cutting ceremony ushered into service the Engine Company 38 fire station at 3949 W. 16th Street, a 17,500-square-foot facility that also houses the fire department's 4th district headquarters and replaces a 90-year-old firehouse. The station became the second firehouse to be built under Mayor Daley's Neighborhoods Alive 21 program, an ambitious effort to build nearly 20 new fire houses and police stations across Chicago. Designed with an emphasis on the health, safety and comfort of fire department staff members, Engine Company 38 features an in-house training area and a conference area to accommodate community meetings. The station also includes a fully equipped workout facility and oversized garage doors to accommodate today's larger emergency vehicles along with a circular driveway to make it faster and safer for vehicles to leave and re-enter the building.

Mayor Daley helped unveil the new Engine Company 88 four months later. Located at 3637 W. 59th St, the new 14,000-square-foot replaced a 78-year-old firehouse and served as the kickoff venue for the Fire Department's community open house program.

In November, Engine Company 84 opened its doors to the public for the first time, replacing a 76-year-old firehouse with a facility that also houses the fire department's 5th district headquarters. Like the two other stations opened earlier in the year, the 17,500-square-foot facility located at 21 W. 59th Street features the latest technology to address the safety and emergency response needs of its service area.



## The 2000s The 2000s The 2000s

2006

Chicago Lawn (8th) District Police Station opens



2006

Avalon and Bucktown-Wicker Park Libraries Open



# FINANCIAL SUMMARY



## SUMMARY FINANCIAL POSITION

DECEMBER 31, 2005

### ASSETS

Cash and investments	\$298,922,703
Capitalized leases receivable	422,485,000
Due from other governments and agencies	43,407,577
Other Assets & Receivables	2,613,430
Building and Land net of Depreciation	51,301,569
	-----
<b>TOTAL ASSETS</b>	<b>\$818,730,279</b>

### LIABILITIES

Accounts payable	\$48,353,100
Bonds Payable	438,239,686
Deferred Project Revenue	118,033,013
Other liabilities	133,885,260
	-----
<b>TOTAL LIABILITIES</b>	<b>\$738,511,059</b>
 Net Assets	 \$80,219,220
	-----
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$818,730,279</b>

## PUBLIC BUILDING COMMISSION OF CHICAGO

### -OPERATING HIGHLIGHTS

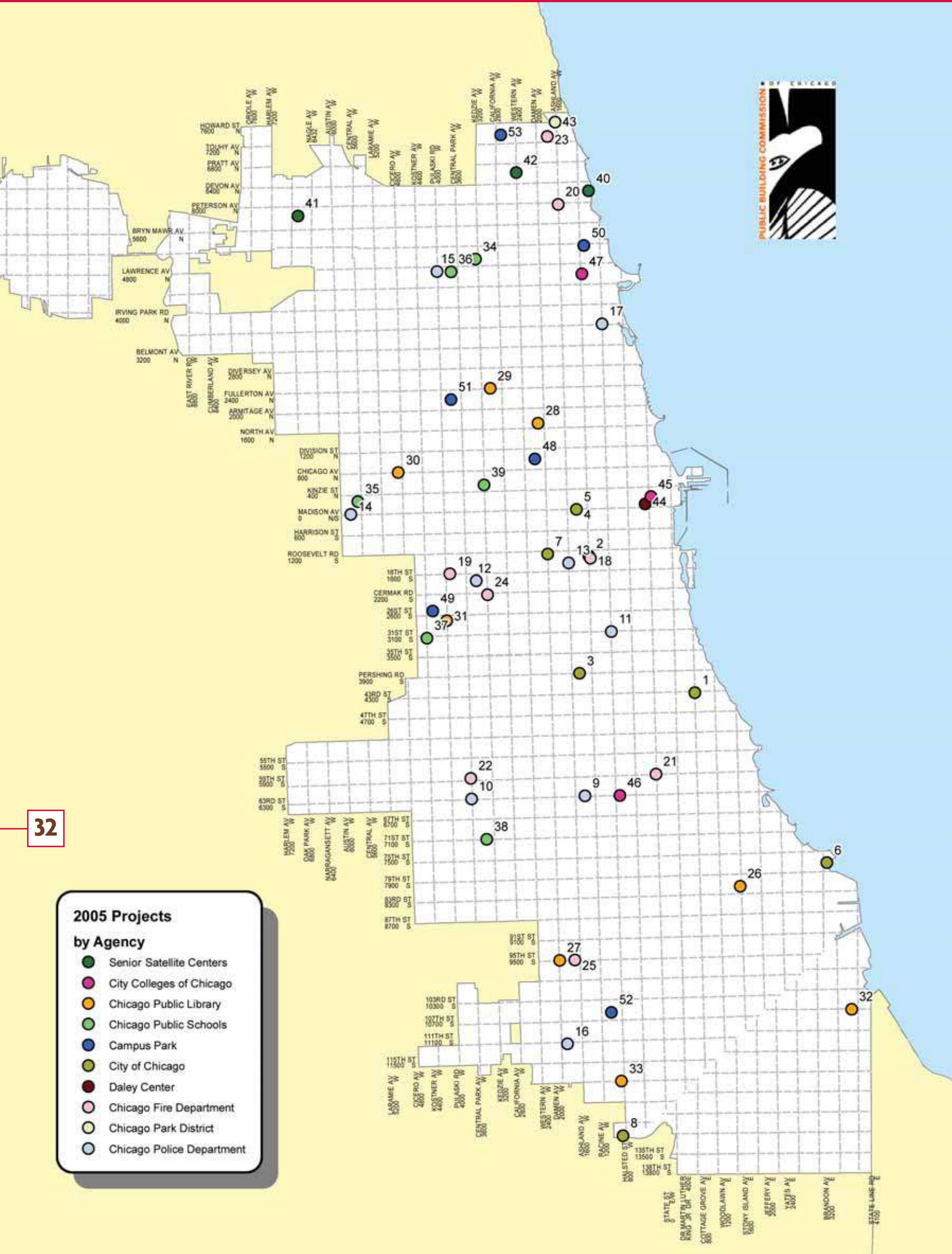
YEAR ENDED DECEMBER 31, 2005

Direct project costs	\$141,853,947
Facility maintenance and operations costs	15,080,004
Administrative costs	6,807,782

The complete December 31, 2005 PBC Audited Financial Statements are available at [www.pbcchicago.com](http://www.pbcchicago.com).



# 2005 PROJECT MAP BY AGENCY



32

## 2005 Projects

### by Agency

- Senior Satellite Centers
- City Colleges of Chicago
- Chicago Public Library
- Chicago Public Schools
- Campus Park
- City of Chicago
- Daley Center
- Chicago Fire Department
- Chicago Park District
- Chicago Police Department

# PBC 2005 PROJECT LIST

## CITY OF CHICAGO

- |   |   |                            |
|---|---|----------------------------|
| 1 | 4th Ward Yard Facility                      | 4336 South Cottage Grove   |
| 2 | Fosco Community Center                      | 1312 South Racine          |
| 3 | Dept. of Water Facility                     | 1424 West Pershing         |
| 4 | OEMC Traffic Management Center              | 1411 West Madison          |
| 5 | OEMC Operation Virtual Shield               | 1411 West Madison          |
| 6 | South Water Plant Chlorine Improvements     | 3300 East Cheltenham Place |
| 7 | Chicago Children's Advocacy Center—Phase II | 1240 South Damen           |

## CHICAGO POLICE DEPARTMENT

- |    |                       |                       |
|----|-----------------------|-----------------------|
| 8  | Salt Storage Facility | 829 West 129th        |
| 9  | 7th District          | 1400 West 63rd Street |
| 10 | 8th District          | 3600 West 63rd Street |
| 11 | 9th District          | 3100 South Halsted    |
| 12 | 10th District         | 3400 West Ogden       |
| 13 | 12th District         | 1430 South Ashland    |
| 14 | 15th District         | 5800 West Madison     |
| 15 | 17th District         | 4700 North Pulaski    |
| 16 | 22nd District         | 1901 West Monterey    |
| 17 | 23rd District         | Halsted & Addison     |

## CHICAGO FIRE DEPARTMENT

- |    |            |                            |
|----|------------|----------------------------|
| 18 | Engine 18  | 1370 South Blue Island     |
| 19 | Engine 38  | 3911–59 West 16th Street   |
| 20 | Engine 70  | 5960 North Clark           |
| 21 | Engine 84  | 5900 South State           |
| 22 | Engine 88  | 3600 West 59th Street      |
| 23 | Engine 102 | 7322–74 North Clark Street |
| 24 | Engine 109 | 2215 South Kedzie          |
| 25 | Engine 121 | 1700 West 95th Street      |

## CHICAGO PUBLIC LIBRARY

- |    |                                     |                                |
|----|-------------------------------------|--------------------------------|
| 26 | Avalon Branch Library               | 8148 South Stony Island Avenue |
| 27 | Beverly Branch Library              | 1962 West 95th                 |
| 28 | Bucktown/Wicker Park Branch Library | 1701 North Milwaukee           |
| 29 | Logan Square Branch Library         | 3030 West Fullerton            |
| 30 | West Chicago Avenue Branch Library  | 4856 West Chicago Avenue       |
| 31 | Toman Branch Library                | 2708 South Pulaski             |
| 32 | Vodak/East Side Branch Library      | 3710 East 106th Street         |
| 33 | West Pullman Branch Library         | 830 West 119th                 |

## CHICAGO PUBLIC SCHOOLS

- |    |  |                       |
|----|--|-----------------------|
| 34 | Albany Park Middle School              | 4929 North Sawyer     |
| 35 | Duke Ellington School                  | 243 North Parkside    |
| 36 | Aspira Charter at Haugan Middle School | 3729 West Leland      |
| 37 | Little Village High School             | 3126 South Kostner    |
| 38 | Tarkington School of Excellence        | 3330 West 71st Street |
| 39 | New Westinghouse High School           | Kedzie & Franklin     |

## SENIOR SATELLITE CENTERS

- |    |                                |                     |
|----|--------------------------------|---------------------|
| 40 | Edgewater/Uptown Senior Center | 6205 North Sheridan |
| 41 | Norwood Park Senior Center     | 5801 North Natoma   |
| 42 | Warren Park Senior Center      | 6601 North Western  |

## CHICAGO PARK DISTRICT

- |    |                       |                  |
|----|-----------------------|------------------|
| 43 | Gale Community Center | 1610 West Howard |
|----|-----------------------|------------------|

## DALEY CENTER

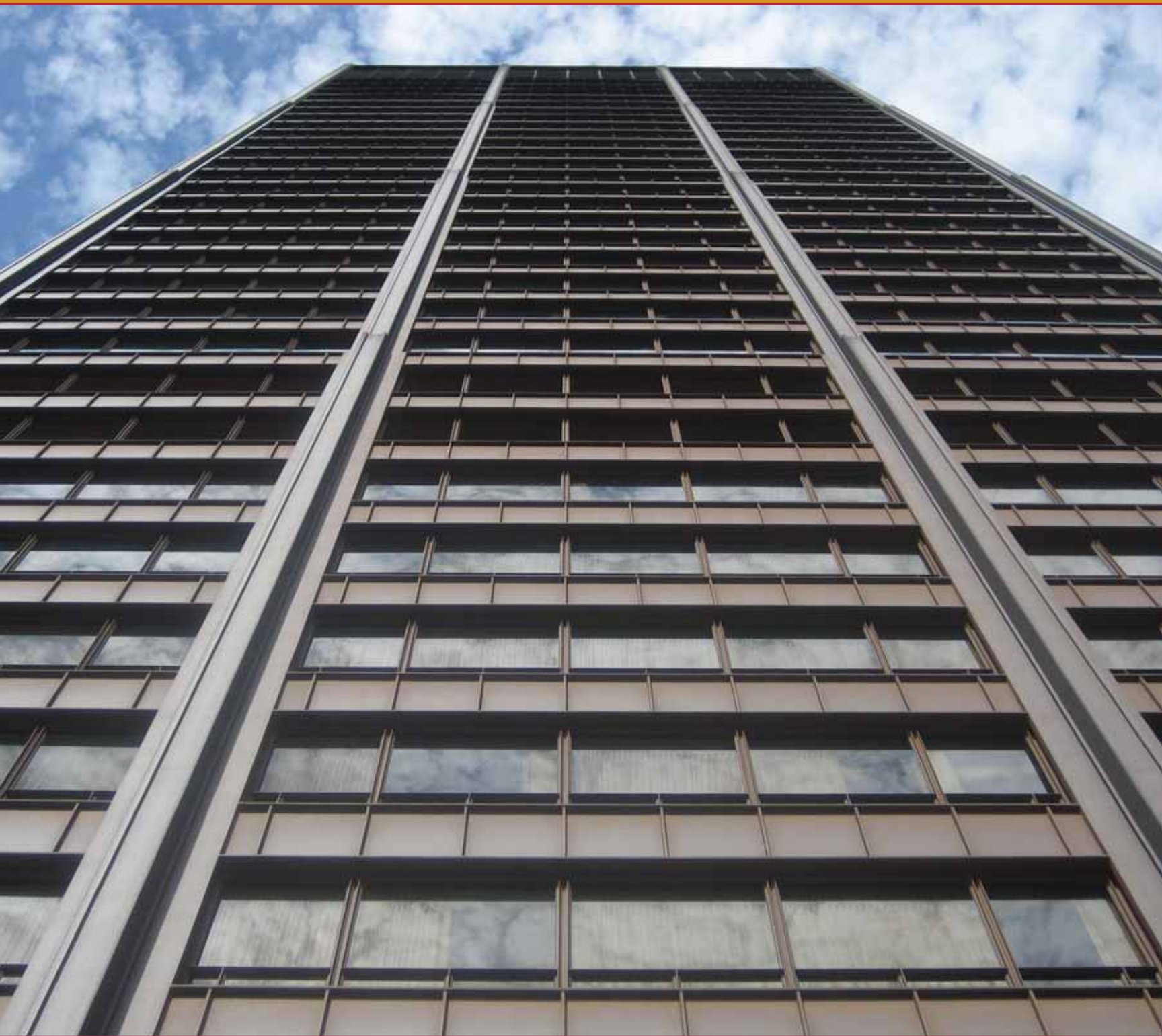
- |    |                         |                    |
|----|-------------------------|--------------------|
| 44 | Richard J. Daley Center | 50 West Washington |
|----|-------------------------|--------------------|

## CITY COLLEGES OF CHICAGO

- |    |                           |                     |
|----|---------------------------|---------------------|
| 45 | Harold Washington College | 30 East Lake Street |
| 46 | New Kennedy-King          | 6300 South Halsted  |
| 47 | Truman College            | 1145 West Wilson    |

## CAMPUS PARKS

- |    |                        |                      |
|----|------------------------|----------------------|
| 48 | Columbus Campus Park   | 1003 North Leavitt   |
| 49 | Corkery Campus Park    | 2510 South Kildare   |
| 50 | Goudy Campus Park      | 5120 North Winthrop  |
| 51 | Mozart Campus Park     | 2200 North Hamlin    |
| 52 | Mt. Vernon Campus Park | 10540 South Morgan   |
| 53 | Rogers Campus Park     | 7345 North Washtenaw |



City of Chicago  
Richard M. Daley  
Mayor



Public Building Commission of Chicago  
Richard J. Daley Center  
Room 200  
Chicago, IL 60602

[www.pbcchicago.com](http://www.pbcchicago.com)  
Phone: (312) 744-3090  
Fax: (312) 744-8005  
e-mail address: [pbcc@pbccchicago.com](mailto:pbcc@pbccchicago.com)