

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE SCHEDULED REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON DECEMBER 16, 2010

The scheduled regular meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2nd Floor, Richard J. Daley Center on December 16, 2010 at 2:30 P.M.

The following Commissioners were present:

Richard M. Daley, Chairman
Adela Cepeda
Robert B. Donaldson
Benjamin Reyes
Mary B. Richardson-Lowry
Samuel Wm. Sax
Gerald M. Sullivan

The following Commissioners were absent:

Cynthia M. Santos
Bryan S. Traubert

Also present were:

Erin Lavin Cabonargi

J. Alvarez
M. Atkinson
P. Bobb
J. Borovicka
B. Brazier
E. Brazier
B. Campney
R. Castillo
E. Davis
T. Davis
D. Eallonardo
B. Elert
G. Elena
J. Faurer

E. Fisk
T. Foucher-Weekley
A. Fredd
R. Gallagher
A. Garcia-Abner
L. Giderof
R. Giderof
K. Hall
P. Harney
J. Hartman
T. Haymaker
E. Hazelwood
L. Hillman
K. Holt
D. Jackson
E. Johnson
F. Kelly
B. Lester
L. Lypson
C. Magerkurth
J. McConnell
G. McGleam
D. McNabb
J. Muss
L. Neal
M. Racin
R. Rejmar
O. Ruffin
T. Rusche
J. Skender
T. Smith
T. Smith-Hawkins
J. Stein
P. Taylor
B. Trumbull
J. Turner
K. Vantrease
A. Wiggins
J. Wilson
R. Warren
B. Yaksic

The meeting was called to order and the presence of a quorum was established.

The reading of the minutes of the November 9, 2010 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

The Executive Director next presented to the Board of Commissioners for consideration of approval a Resolution commending Bishop Arthur M. Brazier for his service to the Public Building Commission of Chicago. Upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7595

WHEREAS, the members of the Board of Commissioners of the Public Building Commission of Chicago were saddened to learn of the death of their beloved and esteemed fellow Commissioner, Bishop Arthur M. Brazier, at the age of 89 years, on October 22, 2010; and

WHEREAS, Bishop Brazier rose from humble beginnings on the South Side of Chicago to distinguish himself, with dignity and grace, as a civil rights crusader, community activist, religious leader, civic leader, mentor and inspiration to many in the City of Chicago and throughout the nation; and

WHEREAS, he was born on July 22, 1921 to the union of Geneva and Robert Brazier and received his education at Douglas Elementary School and Wendell Phillips High School and was inducted into the U.S. Army, during the Great Depression, where he served his country during World War II with pride and distinction; and

WHEREAS, after his discharge from the military, he returned to Chicago and worked as a mail carrier, completed a high school correspondence course and attended night school for six years before graduating from Moody Bible Institute in 1956; and

WHEREAS, he was called to the ministry in 1947 and served as pastor of the Apostolic Church of God from 1960 until his retirement in 2008, during which tenure he guided the church through several significant expansions and an extraordinary growth in membership from approximately 100 members to more than 20,000 members; and

WHEREAS, while working with Saul Alinsky, in 1961 Bishop Brazier founded The Woodlawn Organization (T.W.O.) and served as T.W.O.'s president for nine years while providing leadership and direction to organizing the Woodlawn neighborhood and its surrounding communities; and

WHEREAS, as founding Chairman of the Board of the Woodlawn Preservation and Investment Corporation and founding Chairman of the Board of The Fund for Community Redevelopment and Revitalization, Bishop Brazier was instrumental in the revitalization of the East Woodlawn and North Kenwood-Oakland communities; and

WHEREAS, along with Dr. Martin Luther King, Jr. and other religious and community leaders, Bishop Brazier organized protests and marches in Chicago against segregation in housing and education and provided leadership and inspiration to community activists devoted to the eradication of racial prejudice and segregation throughout the nation; and

WHEREAS, on August 28, 1986, he was appointed by Mayor Harold Washington, with the advice and consent of the City Council, as a statutorily-mandated representative of the City of Chicago on the Board of Commissioners of the Public Building Commission of Chicago and served with dedication, devotion and distinction as a Commissioner until his death; and

WHEREAS, as Chairman of the Audit Committee of the Public Building Commission, Bishop Brazier provided strong stewardship and guidance to the Commission and its independent auditors with respect to the financial affairs, internal controls and practices and the fiscal integrity of the Commission; and

WHEREAS, Bishop Brazier made invaluable contributions to the Public Building Commission in the implementation of its statutory mission of constructing public improvements, buildings and facilities on behalf of various public agencies including the City of Chicago, the Chicago Board of Education, City Colleges of Chicago and the Chicago Park District; and

WHEREAS, during his tenure as a Commissioner of the Public Building Commission, the Commission constructed numerous schools, campus parks, branch libraries, police and fire stations, parks and other public improvements that enhance the quality of life and protect the safety of the citizens of the City of Chicago; and

WHEREAS, Bishop Arthur M. Brazier will be fondly remembered for his dedication as a community and religious leader, devotion to his family and his church, loyalty, commitment to helping others, warmth and integrity:

NOW, THEREFORE, BE IT RESOLVED, that the Chairman and Members of the Board of Commissioners of the Public Building Commission publicly note, with great sorrow and regret, the death of Bishop Arthur M. Brazier, extend our sincere condolences his widow, Mrs. Esther Isabelle Brazier, his children, Dr. Byron T. Brazier, Lola Hillman, Janice Dortch and Rosalyn Shepherd, family and friends, and further express our gratitude for his devoted service to the Public Building Commission of Chicago.

BE IT FURTHER RESOLVED, that the Executive Director of the Public Building Commission is hereby authorized and directed to present a suitable memento of this Resolution to his family and his widow, Mrs. Esther Isabelle Brazier.

Honorable Richard M. Daley,

Mayor

December 16, 2010

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

Next, Commissioner Richardson-Lowry presented a report regarding the Administrative Operations (AO) meeting held on December 2, 2010 which is summarized as follows:

- ◆ **Reports by the Executive Director** – The Executive Director advised the AO Committee concerning the proposed 2011 AO Committee meeting schedule and bid openings for the following projects: Mt. Greenwood Linked Annex; Site Preparation for the Back of the Yards High School; and Underground Demolition and Earth Retention System for William Jones College Preparatory High School.
- ◆ **Field Order Activity Report and Proposed Change Orders** – The AO Committee accepted the report concerning Field Orders issued for various projects and approved change orders for the following projects: Southwest Vehicle Maintenance Facility, credit (\$81,972.00); Kelly Curie Gage Park High School; \$339,652.00; South Water Purification Plant, \$285,843.00; and 31st Street Harbor-Coastal, \$431,527.22.
- ◆ **Specialty Consultants** - The AO Committee accepted the report concerning contract awards to Specialty Consultants for the following projects: 12th District Police Station Blue Island; Southwest Area High School, Michael Reese Hospital; Rosenblum Park Development; Belmont Craign Elementary School; and Jones College Preparatory Replacement.

December 16, 2010

- ◆ **Security and Risk Assessment Consulting Services** - The AO Committee accepted the report recommending the appointment of Elert & Associates, Inc. to provide physical security and risk assessment consulting services for integrated network surveillance camera systems.
- ◆ **Reports by Director of Legal Affairs** - The AO Committee accepted the report by the PBC Director of Legal Affairs annual training for PBC Commissioners regarding PBC Code of Ethics and PBC Practices, Procedures and Protocol.
- ◆ **Executive Session** - The AO Committee accepted the report from Legal Counsel concerning the purchase of property located at 6014-6016 N. Broadway for the Edgewater Branch Library project. A further report was given during Executive Session.
- ◆ **Proposed Amendments to Professional Services Agreement.** The AO Committee concurred with the recommendation to approve amendments to professional services agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit "A".

The report of the Administrative Operations Committee was accepted.

Following consideration of the Administrative Operations Committee report, and upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7596

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue amendments to Professional Services Agreements for various projects in the amounts indicated on the document entitled "Proposed Professional Services Amendment Report to the Administrative Operations Committee" and attached to the minutes of this meeting as Exhibit "A".

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The Executive Director then called upon Kevin Holt, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7597

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue Change Orders to contracts for various projects in the amounts indicated on the document entitled "Change Orders" and attached to the minutes of this meeting and marked Exhibit "B".

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 8 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "C".

The Executive Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 8 items included on the notice of contracts awarded to specialty consultants since the previous board meeting. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "D".

The Board of Commissioners was next presented with consideration of approval of the appointment of Elert & Associates, Inc. to provide Security and Risk Assessment consulting services for the Public Building Commission of Chicago (PBC) Video Surveillance Program for a maximum contract value (subject to amendment) of \$250,000.00. The term of the recommended agreement will be 5 years with 2 one-year options to renew. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7598

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Elert & Associates, Inc. to provide Security and Risk Assessment consulting services for the PBC's Video Surveillance Program for a maximum contract fee (subject to amendment) of \$250,000.00 for a term of 5 years with 2 one-year options to renew.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to execute, upon approval by Legal Counsel as to form and legality, any and all documents as may be necessary and appropriate in order to implement this Resolution.

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The Executive Director next presented a report to the Board of Commissioners regarding the annual mandatory Public Building Commission Practices, Procedures and Protocol Training Seminars to be attended by all Public Building Commission employees and members of the Board of Commissioners. She noted that several Board members had recently been appointed and two sets of seminars would be held. The first seminar would include the Commissioners that have not previously attended such a session and would be held at the PBC's offices. The other seminar would be an online session for those Commissioners who have previously attended such a training seminar. The report was accepted.

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1519, New Construction Work for Mt. Greenwood Elementary School Annex project located at 10841 S. Homan Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7599

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1519, New Construction Work for Mt.

Greenwood Elementary School project located at 10841 S. Homan Avenue, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Skender Construction Company	\$7,955,000.00	\$7,573,160.00
F.H. Paschen/SN Nielsen & Assoc., LLC	\$8,285,000.00	\$7,887,320.00
K.R. Miller Construction Company	\$8,327,000.00	\$7,993,920.00
Blinderman Construction Company, Inc.	\$8,680,811.00	\$8,264,132.07
Tyler Lane Construction, Inc.	\$9,066,107.00	\$8,743,354.59
Burling Builders, Inc.	\$9,001,949.00	\$8,754,395.40

; and

WHEREAS, the bid of Skender Construction Company was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, Skender Construction Company has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Safeco Insurance Company of America, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1519 be awarded to Skender Construction Company, and Safeco Insurance Company of America, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to Skender Construction Company, Contract No. 1519, New Construction Work for Mt. Greenwood Elementary School Annex project pursuant to the terms thereof for the total contract price of \$7,955,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents comprising Contract No. 1519,

subject to the completion and delivery to the Commission of said form of bond by Skender Construction Company, as principal, and Safeco Insurance Company of America, as surety, in the principal amount of \$7,955,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1520, Site Preparation Work for Back of the Yards High School project located at 2111 W. 47th Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7600

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1520, Site Preparation Work for Back of the Yards High School project located at 2111 W. 47th Street, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
F.H. Paschen/SN Nielsen & Assoc., LLC	\$4,550,000.00	\$4,354,350.00
Brandenburg Industrial Service Company	\$4,547,815.00	\$4,365,902.40
McDonagh Demolition	\$4,490,000.00	\$4,490,000.00
John Keno and Company, Inc.	\$4,765,291.00	\$4,693,811.64
Rossi Contractors, Inc.	\$5,068,163.00	\$4,850,231.99
The George Sollitt Construction Company	\$5,304,000.00	\$5,049,408.00

; and

WHEREAS, the bid of F.H. Paschen/SN Nielsen & Assoc., LLC was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, F.H. Paschen/SN Nielsen & Assoc., LLC has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Continental Casualty Company, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1520 be awarded to F.H. Paschen/SN Nielsen & Assoc., LLC, and Continental Casualty Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to F.H. Paschen/SN Nielsen & Assoc., LLC, Contract No. 1520, New Construction Work for Back of the Yards Site Preparation project pursuant to the terms thereof for the total contract price of \$4,550,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents comprising Contract No. 1520, subject to the completion and delivery to the Commission of said form of bond by F.H. Paschen/SN Nielsen & Assoc., LLC, as principal, and Continental Casualty Company, as surety, in the principal amount of \$4,550,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

Next, the Executive Director reported on the receipt of bids by Bovis Lend Lease as Construction Manager at Risk for Contract No. PS1805, Bid Package #1 Underground

Demolition Work for William Jones College Preparatory High School project located at 606 S. State Street, Chicago, Illinois to be awarded by the Public Building Commission then assigned to Bovis Lend Lease as Construction Manager at Risk. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7601

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the following base bids were received for Contract No. PS1805, Bid Package #1 Underground Demolition Work for William Jones College Preparatory High School project located at 606 S. State Street, copies of which bids and contract documents are on file with the Commission:

BID PACKAGE #1 – Underground Demolition

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
John Keno & Company	\$183,060.00	\$178,831.31
Rausch Construction Company, Inc.	\$266,000.00	\$257,754.00
Brandenburg Industrial Services Co.	\$345,000.00	\$328,440.00
Budron Excavation Co.	\$396,767.00	\$396,767.00

; and

WHEREAS, the bid of John Keno & Company was the lowest responsible bid meeting the technical specifications received for the furnishing and performance of the work and the staff of the Commission has recommended that Contract No. PS1805, Bid Package #1 be awarded to John Keno & Company.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to John Keno & Company, Contract No. PS1805, Bid Package #1, Underground Demolition Work for William Jones College Preparatory High School project pursuant to the terms thereof for the total contract value of \$183,060.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby assigns Contract No. PS1805, Bid Package #1, to Bovis Lend Lease as Construction Manager at Risk for the construction of the William Jones College Preparatory High School project.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission hereby authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award, assignment and execution of the contract and the execution of such documents, upon approval by Legal Counsel as to form and legality, as may be necessary and appropriate to implement the project.

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the request from the City of Chicago Office of Emergency Management and Communications (OEMC) to undertake the OEMC Camera Infrastructure Program (including but not limited to management of the program development and project design; budget and schedule; safety and quality control; start-up, testing, training and closeout phases). After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7602

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the OEMC Camera Infrastructure Program on behalf of the City's Office of Emergency Management and Communications (OEMC) with funding to be provided by or on behalf of the City.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions and to execute, upon approval by legal counsel as to form and legality, such documents as may be necessary and appropriate in order to implement this resolution.

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,

Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The Executive Director next presented a report to the Board of Commissioners concerning the issuance, sale and delivery of \$10,280,000 Public Building Commission of Chicago Building Revenue Refunding Bonds, Series 2010A on behalf of the Chicago Park District for the purpose of refunding Building Revenue Bonds, Series 1998A (Chicago Park District). She reported that the 2010A Bonds were authorized by the Board on September 14, 2010 were sold on October 19, 2010 to William Blair & Company, LLC and Melvin Securities, LLC. The cash flow savings that resulted from the refunding was \$327,071, and a present value savings of 3.2%, which exceeded the 3% threshold required by the Board's authorization. The report was accepted.

The Board of Commissioners was next presented with consideration of approval of the request from the Chicago Transit Authority to authorize TEFRA Hearings to be conducted in relation to the proposed sub-lease of a portion of the building located at 567 W. Lake Street pursuant to Building Revenue Bonds, Series 2003 and Building Refunding Revenue Bonds, Series 2006 (Chicago Transit Authority). The Commissioners were advised that the CTA was negotiating a lease of a portion of the top floor of the CTA's headquarters building to the National Able Network (NAN) for 15 years and a TEFRA hearing was required to preserve the tax exempt status of the bonds issued by PBC. NAN is a non-profit agency working to serve individuals, families and communities by bringing together qualified job seekers and businesses. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7603

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve and incorporate herein by reference the form of resolution attached hereto as Exhibit "E".

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions and to execute, upon approval by legal counsel as to form and legality, such documents as may be necessary and appropriate in order to implement this resolution.

December 16, 2010

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing the acquisition of real property for the new Edgewater Branch Library project under section 2(c)5 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7604

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened in order to discuss the acquisition of real property for the new Edgewater Branch Library project under Section 2(c)5 of the Open Meetings Act.

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

Legal Counsel presented to the Board of Commissioners in Executive Session for consideration of approval the proposed purchase price of property required for the new Edgewater Branch Library project located at 6014-6016 N. Broadway, Chicago, Illinois (the "Property"). The Commissioners were advised that the property is owned by Chicago Title Land Trust as trustee under trust number 1107190. Raye Bemis is the sole beneficiary of the Trust. The subject property is a mixed use residential commercial property improved with two commercial units, a hair salon and a restaurant. There are two residential units, one of which is

occupied by the Owner. There are two additional commercial units which are occupied by businesses operated by the Owner, an art studio and a Dance-Tai Chi Studio.

KDS Valuation Group, LLC was asked to inspect the property and prepare an appraisal on behalf of the Public Building Commission. Ms. Dart, of KDS, valued the Subject Property as Eight Hundred Thousand Dollars (\$800,000.00) or \$111.00 a square foot. The Owner's attorney reviewed the KDS appraisal and used the comparable sale located at 6155-6157 N. Broadway to support a settlement demand of Nine Hundred Thirty Thousand Nine Hundred Thirty Dollars (\$930,930.00).

In response to the Owner's settlement demand, Legal Counsel distinguished the comparable sale from the Subject Property with several points/factors. Based on these factors, Legal Counsel negotiated a settlement in the amount of Eight Hundred Ninety Thousand Dollars (\$890,000.00). The settlement is approximately 11% increase over the PBC's offer.

It is the recommendation of Legal Counsel to approve the settlement for the acquisition of the Subject Property in the amount of Eight Hundred Ninety Thousand Dollars (\$890,00.00). The owner will also be eligible for relocation assistance for the replacement of her home as well as her two businesses. The residential tenant and the two commercial tenants will also be eligible for relocation assistance.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

RESOLUTION NO. 7605

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the acquisition of the following-described parcel of real estate required for the new Edgewater Branch Library project on behalf of the Chicago Public Library for the purchase price set forth opposite the owner and address for such parcel:

Edgewater Branch Library

<u>Owner</u>	<u>Address</u>	<u>Purchase Price</u>
Chicago Title Land Trust as trustee under trust number 1107190	6014-6016 N. Broadway	\$890,000.00 (relocation and moving expense TBD)
Beneficiary: Raye Bemis		

BE IT FURTHER RESOLVED that Legal Counsel and staff of the Commission are hereby authorized to proceed with the acquisition of the parcel described hereinabove for the amount approved herein and to execute such documents and take such actions as may be necessary and appropriate in order to acquire such parcel of real estate.

Commissioners voting in the affirmative:

Richard M. Daley, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

There being no further business to come before the meeting, the meeting was adjourned.

Secretary

APPROVED:

Chairman

December 16, 2010

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 December 2, 2010

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Consultant's Current Fee	Amount of the Proposed Amendment	Consultant's Fee Including the Proposed Amendment Fee	Consultant's Fee Including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Term Agreement	J.E. Manzi & Assoc., Inc. (PS1285-A3) Consultant	This amendment represents an extended term until December 31, 2011 for the consultant to continue to provide Program Management support on an as-needed basis.	N/A	\$200,000.00	\$0.00	\$200,000.00	N/A
2	South Shore High School	GSG Material Testing, Inc. (PS 1379 - A1) Construction Material Testing Services	This amendment represents an increase in the amount of \$173,450.00 for the Consultant to provide additional inspection and material services required due to changes in the foundation system, extended construction schedule, and additional testing and retesting services as required. The services represented in this amendment were not included in the Original Scope of Services.	N/A	\$185,000.00	\$173,450.00	\$358,450.00	N/A
3	Lee Pasteur Hurley Elementary School (Azuela Elementary School)	Legat Architects (PS 1242 - A4) Architect of Record	This amendment represents an increase in the amount of \$1,500.00 for the Architect of Record to provide engineering services associated with the structural calculations required for revisions to the existing entry roof canopy structure. The services represented in this amendment were not included in the Original Scope of Services.	\$23,246,465.00	\$1,772,554.00	\$1,500.00	\$1,774,054.00	7.6%
4	Powell Elementary School	Interactive Design (PS 1243 - A1) Architect of Record	This amendment represents an increase in the amount of \$12,000.00 to the amount allocated in the consultant's agreement for reimbursable expenses to cover additional costs associated with but not limited to water percolation analysis, acoustical consulting, theater consulting, and printing. The basic fee for the AOR is not increased as a result of this amendment. The services represented in this amendment were not included in the Original Scope of Services.	\$26,000,000.00	\$1,831,500.00	\$12,000.00	\$1,831,500.00	7.0%
5	Langston Hughes Elementary School	SMNG-A (PS 1041 - A3) Architect of Record	This amendment represents an increase in the amount of \$44,269.93 for the Architect of Record to provide the following additional services: - Increase to the consultant's fee in the amount of \$40,106.00 for services associated with reviewing corrective steel work, roof inspections, and design and construction administration services associated with the wheelchair softball field. - Increase in the amount allocated in the Agreement for Reimbursable Expenses by \$4,163.00 to cover additional reimbursables associated with the roof inspections, LEED certification of the wheelchair softball field, printing and messenger services The services represented in this amendment were not included in the Original Scope of Services.	\$29,385,151.32	\$1,885,589.00	\$44,269.93	\$1,725,695.00	5.9%
6	Southwest Area Middle School (Irene C. Hernandez Middle School)	GREC (PS 1105 - A4) Architect of Record	This amendment represents an increase in the amount of \$5,000.00 for the Architect of Record to provide additional design services related to amending the original Planned Development, including preparation of a site plan, landscape plan, Right of Way adjustment map, and bulk data table. The services represented in this amendment were not included in the Original Scope of Services.	\$29,390,000.00	\$2,046,013.00	\$5,000.00	\$2,051,013.00	7.0%

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 December 2, 2010

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Consultant's Current Fee	Amount of the Proposed Amendment	Consultant's Fee Including the Proposed Amendment Fee	Consultant's Fee Including the Proposed Amendment Fee as a % of the Current Cost of Construction
7	Gateway Harbor	AECOM (PS 1643 - A3) Architect of Record	This amendment represents an increase in the amount of \$53,130.00 for the Architect of Record to provide engineering services associated with the redesign of Gateway Harbor, including a Feasibility Evaluation and a planned coastal engineering review. The services represented in this amendment were not included in the Original Scope of Services.	N/A	\$7,466,050.00	\$53,130.00	\$7,519,180.00	N/A
8	Ford Callumet Environmental Center	Studio Gang Architects (PS 1099 - A2) Architect of Record	This amendment represents an increase to the consultant's fee in the NTE amount of \$30,000.00 for the AOR to provide support, including presentations and graphical information, for marketing purposes required to support the Financial Advisor for the project. The amount allocated in the Agreement for Reimbursable Expenses is also increased by \$1,500.00 to cover reproduction and copying services. The services represented in this amendment were not included in the Original Scope of Services.	N/A	\$1,149,791.80	\$31,500.00	\$1,179,791.80	N/A
9	PBC Administration	Unisys (PS 1643 - A3) Desktop/LAN Support	Extension of the existing Desktop / LAN Support Services contract to November 30, 2014, which matches the date of the City of Chicago contract.	N/A	\$321,453.72	\$214,302.72	\$535,756.44	N/A

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – December 16, 2010

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
December 16, 2010**

A	B	C	D	E	F = (D+E)	G	H = (F+G)	I = ((E+G)/D)
PROJECT	CONTRACT NUMBER	CONTRACTOR	ORIGINAL CONSTRUCTION CONTRACT	AMOUNT OF PREVIOUSLY APPROVED CHANGE ORDERS	ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED CHANGE ORDERS	PROPOSED CHANGE ORDERS FOR DECEMBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
South West Vehicle Maintenance Facility (5215 S. Western Blvd) Closeout Manager: John Nguyen	1460	Walsh Construction Company	\$15,180,000.00	\$580,517.32	\$15,760,517.32	(\$91,972.00)	\$15,678,545.32	3.28%
Kelly Curie Gage Park High School (5400 S. St. Louis Ave) Project Manager: Mark Lindstrom	1474	FH Paschen / SN Nielsen & Assoc. LLC	\$72,589,000.00	(\$1,400,000.00)	\$71,189,000.00	\$339,652.00	\$71,528,652.00	-1.46%
South Water Purification Plant (3300 E. Chellenham Place) Closeout Manager: John Nguyen	1339	The George Solitt Construction Company	\$47,987,000.00	\$310,810.00	\$48,297,810.00	\$285,843.00	\$48,583,653.00	1.24%
31st Street Harbor - Coastal (3155 S. Lake Shore Drive) Project Manager: Mike Witte	1502R	Paschen Gillen Skipper Marine JV	\$30,316,650.00	\$0.00	\$30,316,650.00	\$431,527.22	\$30,748,177.22	1.42%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Southwest Vehicle Maintenance Facility

5215 S. Western Blvd.

December 16, 2010

Walsh Construction Company, Inc.

929 W. Adams

Chicago, IL 60607

CHNG	BULL	CONTRACT NUMBER 1460	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$15,180,000.00
NUM		APPROVED CHANGE ORDERS	\$580,517.32
ADJUSTED CONTRACT PRICE TO DATE			\$15,760,517.32
009	1460-060	Liquidated damages associated with female journeyworker and city residency goals. Other.	(\$81,972.00)

TOTAL CHANGE ADDITION	(\$81,972.00)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$15,678,545.32

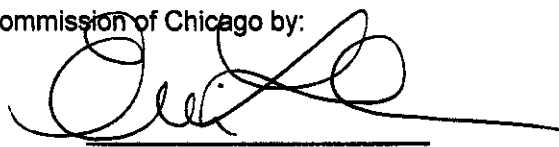
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1460 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7597

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

South West Vehicle Maintenance Facility Liquidated Damages Report

Total Hours	Minority Goal	%	Actual Hours	%	Female Goal	%	Actual Hours	%	City Res.	Res %	Comm. Hiring	Comm. %
64986.47												
47665.22	J 16682.83	35.00%	20227.00	42.44%	953.30	2.00%	449.50	0.94%	25608.55	39.41%	4424.25	6.81%
4794.50	A 1198.63	25.00%	1690.50	35.26%	47.95	1.00%	192.00	4.00%				
9923.25	L 4465.46	45.00%	10262.88	103.42%	99.23	1.00%	8.00	0.08%				

Female Journeyworkers \$6,072.00
 City Residency \$75,900.00
Total Damages \$81,972.00

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Kelly Curie Gage Park High School
(Eric Solorio Academy High School)

5400 S. St. Louis Avenue

December 16, 2010

FH Paschen, SN Nielson & Associates, LLC

8725 W. Higgins Road

Chicago, IL 60631

CHNG BULL CONTRACT NUMBER 1474

ORDR	NUM	ORIGINAL CONTRACT PRICE	\$72,589,000.00
NUM		APPROVED CHANGE ORDERS	(\$1,400,000.00)
ADJUSTED CONTRACT PRICE TO DATE			\$71,189,000.00

003	1474-013	Miscellaneous masonry, drywall, casework, plumbing, mechanical, concrete, ceiling, steel, fire protection, and glass changes. Error or Omission.	\$172,495.00
003	1474-021	Install site fencing and landscaping per current Site Development Guidelines. Other.	\$167,157.00

TOTAL CHANGE ADDITION	\$339,652.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$71,528,652.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1474 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7597

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

South Water Purification Plant Chlorine Improvements

3300 East Cheltenham Place

December 16, 2010

The George Sollitt Construction Company

790 North Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1339	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$47,987,000.00
NUM		APPROVED CHANGE ORDERS	\$310,810.00
ADJUSTED CONTRACT PRICE TO DATE			\$48,297,810.00
021	1339-061	Costs associated with acceleration of concrete work in the winter season and additional work in attaching limestone support panels to the building structure. Other.	\$285,843.00

TOTAL CHANGE ADDITION	\$285,843.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$48,583,653.00

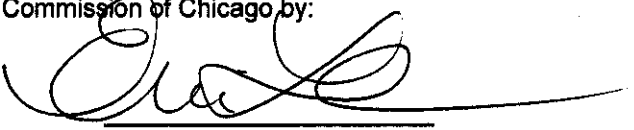
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1339 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7597

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

31st Street Harbor – Coastal

3155 S. Lakeshore Drive

December 16, 2010

Paschen Gillen Skipper Marine JV

8725 W. Higgins Road, Suite 200

Chicago, IL 60631

CHNG	BULL	CONTRACT NUMBER 1502R	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$30,316,650.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$30,316,650.00
002	1502R-1P	Increase of the H pile lengths and add H Pile load testing. Provide adjustments to the stone breakwater cross sections and revise rebar details at slab overlay at existing pier. Error or Omission.	\$431,527.22

TOTAL CHANGE ADDITION \$431,527.22

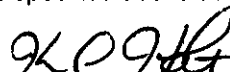
ADJUSTED CONTRACT PRICE AFTER APPROVAL \$30,748,177.22


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1502R heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7597

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

Notice of Award
December 2010

REQUEST FOR SERVICE \$25,000 & UNDER					
Project Name	Service	M/WBE	Firm	\$ Total	Total \$ to Date
23rd District Police Station	Cleaning Services		ABM Janitorial Services	\$ 5,832.00	\$ 5,832.00
23rd District Police Station	Soap Dispensers	M/WBE	Inter-City Supply Co., Inc.	\$ 1,895.04	\$ 1,895.04
23rd District Police Station	Moving Cost	MBE	Big O Movers and Storage	\$ 8,432.00	\$ 8,432.00
PBC Administration	Internal Control Recommendation	M/WBE	Prado & Renteria	\$ 5,995.00	\$ 5,995.00
PBC Administration	Purchase of Computer Software		System Solutions, Inc.	\$ 2,255.00	\$ 213,804.00
PBC Administration	Installation of Computer Software		Unisys	\$ 2,880.00	\$ 375,521.84
PBC Administration	Office Supplies		Warehouse Direct Office Products	\$ 3,103.00	\$ 46,995.00
CPS Formulation	Synthetic Turf Field Testing		Thomas Testing, Inc.	\$ 5,000.00	\$ 5,000.00

Notice of Award
December 2010

TASK ORDERS AWARDED AGAINST TERM CONTRACTS (2/2010)				
Project Name	Service	M/WBE	Firm	\$ Total
12th District Police Station Blue Island	Surveying	M/WBE	Environmental Design International, Inc.	\$ 1,870.00
Southwest Area High School	Surveying	M/WBE	Environmental Design International, Inc.	\$ 1,400.00
Michael Reese Hospital Project	Environmental Services Renovation & Demolition	MBE	GSG Consultants, Inc.	\$ 25,700.00
Michael Reese Hospital Project	Environmental Services Renovation & Demolition	MBE	GSG Consultants, Inc.	\$ 148,967.00
Rosenblum Park Development	Environmental-Category A, B, C	WBE	Carnow, Conibear & Associates	\$ 25,875.00
Belmont Cragin Elementary School	Construction Material Testing		Terracon Consultant, Inc.	\$ 10,178.00
Southwest Area High School	Construction Material Testing		SEECO Consultants, Inc.	\$ 237,086.00

SPECIALTY CONTRACTS (8/2007)				
Project Name	Service	M/WBE	Firm	\$ Total
Jones College Prep Replacement	Survey - Additional Services		Gremley & Biedermann	\$ 1,525.00

- Surveying (Not to Exceed \$50,00.00 per award)
- Phase I Environmental (Not to Exceed \$50,000.00 per award)
- Phase II Environmental (Not to Exceed \$250,000.00 per award)
- Environmental Design (Not to Exceed \$50,000.00 per award)
- Commissioning (Not to Exceed \$125,000.00 per award)
- Material Testing (Not to Exceed \$150,000.00 per award)

EXHIBIT E

PUBLIC BUILDING COMMISSION OF CHICAGO RESOLUTION
NO. 7603 AUTHORIZING THE HOLDING OF ONE OR MORE PUBLIC
HEARINGS AND THE PUBLICATION OF NOTICE FOR SAID PUBLIC
HEARINGS; DESIGNATING A HEARING OFFICER FOR SAID PUBLIC
HEARINGS; AND RELATED MATTERS.

WHEREAS, the Public Building Commission of Chicago, Cook County, Illinois (the "*Commission*") is a municipal corporation duly organized pursuant to the "Public Building Commission Act" of the State of Illinois, as amended (the "*Act*"), for the purpose, among others, of making possible the construction, acquisition or enlargement of public improvements, buildings and facilities at convenient locations within the County Seat of Cook County, Illinois, for use by governmental agencies in the furnishing of essential governmental, health, safety and welfare services to its citizens; and

WHEREAS, the Commission has previously issued its \$119,020,000 Public Building Commission of Chicago, Building Revenue Bonds, Series 2003 (Chicago Transit Authority), dated March 31, 2003 (the "*Series 2003 Bonds*") for the purpose of financing the acquisition of real property and the construction and equipping of an office building (the "*CTA Office Building*") for the Chicago Transit Authority (the "*CTA*"), being a political subdivision, body politic and municipal corporation created under the Metropolitan Transit Authority Act of the State of Illinois, as amended; and

WHEREAS, the Commission has previously issued its \$91,340,000 Public Building Commission of Chicago, Building Refunding Revenue Bonds, Series 2006 (Chicago Transit Authority), dated October 25, 2006 (the "*Series 2006 Bonds*") for the purpose of refunding the Series 2003 Bonds; and

WHEREAS, the CTA is a municipal corporation as defined in the Act, which is authorized to convey real property to the Commission and to rent buildings and facilities from the Commission; and

WHEREAS, the Commission and the CTA entered into a Lease Agreement, dated as of March 31, 2003, as amended by an Amendment to Lease Agreement, dated as of October 25, 2006 (as amended, the "*Lease*"), securing the Series 2003 Bonds and the Series 2006 Bonds; and

WHEREAS, the terms of the Lease permit the CTA to sublease all or part of the CTA Office Building if such sublease (i) is permitted by law and (ii) will not adversely affect the exclusion of interest on the Series 2003 Bonds or the Series 2006 Bonds for federal income tax purposes as confirmed by an opinion of bond counsel delivered to the Commission and CTA; and

WHEREAS, the terms of the Lease provide that notwithstanding any such sublease by the CTA, the CTA remains liable to the Commission for all amounts payable by it under the Lease; and

WHEREAS, the CTA has advised the Commission that a portion of the CTA Office Building is available for sublease and, in accordance with the terms of the Lease, the CTA proposes to sublease such space to a private, non-profit entity described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "*Code*") (the "*Proposed Subtenant*") and to other private, non-profit entities described in Section 501(c)(3) of the Code that the CTA may identify in the future to the Commission (each, a "*Future Subtenant*" and together, the "*Future Subtenants*"); and

WHEREAS, it is necessary and desirable in order to maximize the use of the CTA Office Building for the CTA to sublease a portion of the CTA Office Building to the Proposed Subtenant and the Future Subtenants; and

WHEREAS, the federal tax law limits the amount of private use that can occur in certain facilities financed on a tax-exempt basis, including the CTA Office Building; and

WHEREAS, since the Series 2003 Bonds and Series 2006 Bonds were issued on a tax-exempt basis for a governmental purpose, the sublease to the Proposed Subtenant and the Future Subtenants will result in certain consequences for federal tax purposes, including (i) a "change in use" with respect to the Series 2003 Bonds and Series 2006 Bonds and (ii) a portion of the Series 2006 Bonds being "reissued"; and

WHEREAS, pursuant to federal tax law, the "change in use" with respect to the Series 2003 Bonds and Series 2006 Bonds and the "reissuance" of a portion of the Series 2006 Bonds require that a public hearing or public hearings in relation thereto be held by the Commission, as the issuer of the Series 2006 Bonds, in order to not adversely affect the tax-exempt status of the interest on the Series 2003 Bonds and the Series 2006 Bonds; and

WHEREAS, pursuant to Section 147(f) of the Code, the Commission has been requested and may in the future be requested to hold one or more public hearings in relation to such reissuance (each, a "*Public Hearing*" and together, the "*Public Hearings*") to be held by the Commission or its designee after publication of proper notice, and thereafter for an "applicable elected representative" (as defined in the Code) of the Commission to give approval of such reissuance; and

WHEREAS, the Commission and the CTA have determined that it is in the best interests of the Metropolitan Area of Cook County that the Public Hearings be undertaken:

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Public Building Commission of Chicago, Cook County, Illinois, as follows:

Section 1. The Commission hereby acknowledges receipt of the request by the CTA that the Commission hold the Public Hearing in connection with the sublease to the Proposed

Subtenant. The Commission acknowledges that the CTA may request in the future that the Commission hold other and additional Public Hearings in connection with the subleases to Future Subtenants.

Section 2. The Commission hereby authorizes the holding of each Public Hearing at the times and places to be determined by the Executive Director of the Commission (the "*Executive Director*"), at which hearings all interested persons will be given an opportunity to appear and be heard with respect to the proposed reissuance of a portion of the Series 2006 Bonds pursuant to Section 147(f) of the Code.

Section 3. That, in connection with the sublease to the Proposed Subtenant, the Executive Director (or any officer, employee or agent of the Commission designated by the Executive Director) is hereby authorized, empowered and directed to cause notice to the public of a Public Hearing to be published in a newspaper of general circulation in the City of Chicago and at a time and in a manner determined by the Executive Director to be appropriate and in accordance with the Code, at least 14 days prior to the date on which such Public Hearing is to be held, and such notice shall be substantially in the form as attached hereto as *Exhibit E-1*, with such changes and completions as therein approved by the Executive Director or the Commission's legal counsel; that the Director of Finance of the Commission (the "*Director of Finance*") is designated as hearing officer for the Public Hearing and authorized, empowered and directed to hold the Public Hearing referred to in said notice; and that the hearing officer shall report a summary of the views expressed at such hearing to the Board of Commissioners of the Commission.

Section 4. That, following the receipt of a request from the CTA to hold a Public Hearing in connection with the sublease to Future Subtenants, the Executive Director (or any officer, employee or agent of the Commission designated by the Executive Director) is hereby

authorized, empowered and directed to cause notice to the public of each Public Hearing to be published in a newspaper of general circulation in the City of Chicago and at a time and in a manner determined by the Executive Director to be appropriate and in accordance with the Code, at least 14 days prior to the date on which the related Public Hearing is to be held, and such notice shall be substantially in the form as attached hereto as *Exhibit E-2*, with such changes and completions as therein approved by the Executive Director or the Commission's legal counsel; that the Director of Finance is designated as hearing officer for each Public Hearing and authorized, empowered and directed to hold each Public Hearing referred to in said notice; and that the hearing officer shall report a summary of the views expressed at each hearing to the Board of Commissioners of the Commission.

Section 5. That the Board of Commissioners of the Commission and the officers, employees and agents of the Commission are hereby authorized and directed to do all such acts and things and to execute or accept all such documents as may be necessary to carry out and comply with the provisions of this Resolution, including but not limited to one or more Certificates Regarding the Change in Use, one or more IRS Forms 8038 and one or more General Certificates of the Commission, and the documents referred to herein.

Section 6. That all acts and doings of the officials of the Commission which are in conformity with the purposes and intent of this Resolution, whether heretofore or hereafter taken or done, shall be, and the same are hereby in all respects, ratified, approved and confirmed.

Section 7. That this Resolution shall be in full force and effect upon its adoption by the Board of Commissioners of the Commission.

EXHIBIT E-1

FORM OF NOTICE OF PUBLIC HEARING IN CONNECTION WITH SUBLEASE TO PROPOSED SUBTENANT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, on January 6, 2011, at _____.m., the Director of Finance of the Public Building Commission of Chicago, Cook County, Illinois (the "PBC"), or his designee, will conduct a public hearing to be held in Room ___ of the Richard J. Daley Center, Chicago, Illinois 60602, regarding not to exceed \$10,000,000 in aggregate principal amount of Public Building Commission of Chicago, Building Refunding Revenue Bonds, Series 2006 (Chicago Transit Authority) of the PBC (the "*Series 2006 Bonds*").

The proceeds of the Series 2006 Bonds were used to (i) advance refund all of the outstanding principal amount of the Public Building Commission of Chicago, Building Revenue Bonds, Series 2003 (Chicago Transit Authority) (the "*Series 2003 Bonds*"), (ii) fund a bond reserve account for the Series 2006 Bonds, and (iii) pay certain costs relating to the issuance of the Series 2006 Bonds, including costs of bond insurance, and the costs relating to the advance refunding of the Series 2003 Bonds. The Series 2003 Bonds were issued to (i) finance the acquisition, construction and equipping of an approximately 400,000 square foot office building (the "*Office Building*") for use by the Chicago Transit Authority (the "CTA"), a political subdivision, body politic and municipal corporation, (ii) fund certain capitalized interest on the Series 2003 Bonds, (iii) fund a deposit to a bond reserve account for the Series 2003 Bonds, and (iv) pay the costs of issuance of the Series 2003 Bonds. In connection with the issuance of the Series 2003 Bonds and the Series 2006 Bonds, the PBC and the CTA entered into a Lease Agreement, dated as of March 31, 2003, as amended by an Amendment to Lease Agreement, dated as of October 25, 2006 (as amended, the "*Lease*"), pursuant to which the CTA leases the Office Building from the PBC. The Office Building is located at 567 W. Lake Street, Chicago, Illinois 60661. The Office Building is owned by the PBC and is leased to the CTA. A portion of the Office Building is expected to be subleased to National Able Network Inc. and other non-profit corporations described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "*Code*").

The Series 2006 Bonds do not constitute a debt of the PBC within the meaning of any statutory or constitutional limitation as to debt. The Series 2006 Bonds are payable from annual lease payments to be made by the CTA to the PBC pursuant to the Lease and other funds held by the Trustee for the Series 2006 Bonds pursuant to a Bond Resolution of the PBC. The lease payments are a general obligation of the CTA payable from any lawfully available funds of the CTA. The CTA has no taxing power. The Series 2006 Bonds are not payable in any manner from taxation.

The above-noticed public hearing is required by Section 147(f) of the Code. At the time and place set for the public hearing, residents, taxpayers and other interested persons will be given the opportunity to express their views for or against the proposed plan to reissue a portion of the Series 2006 Bonds and the facilities refinanced thereby. Written comments may also be

submitted during regular office hours to the Director of Finance of the PBC, Daryl McNabb, at Room 200, Richard J. Daley Center, Chicago, Illinois 60602, on or before 5:00 p.m., January 5, 2011.

Notice dated December __, 2010.

PUBLIC BUILDING COMMISSION OF
CHICAGO, COOK COUNTY, ILLINOIS

/s/ Edgrick C. Johnson

Secretary, Public Building Commission of
Chicago, Cook County, Illinois

EXHIBIT E-2

FORM OF NOTICE OF PUBLIC HEARING IN CONNECTION
WITH SUBLEASE TO FUTURE SUBTENANTS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, on _____, 20__, at _____.m., the Director of Finance of the Public Building Commission of Chicago, Cook County, Illinois (the "PBC"), or his designee, will conduct a public hearing to be held in Room ___ of the Richard J. Daley Center, Chicago, Illinois 60602, regarding not to exceed \$_____ in aggregate principal amount of Public Building Commission of Chicago, Building Refunding Revenue Bonds, Series 2006 (Chicago Transit Authority) of the PBC (the "*Series 2006 Bonds*").

The proceeds of the Series 2006 Bonds were used to (i) advance refund all of the outstanding principal amount of the Public Building Commission of Chicago, Building Revenue Bonds, Series 2003 (Chicago Transit Authority) (the "*Series 2003 Bonds*"), (ii) fund a bond reserve account for the Series 2006 Bonds, and (iii) pay certain costs relating to the issuance of the Series 2006 Bonds, including costs of bond insurance, and the costs relating to the advance refunding of the Series 2003 Bonds. The Series 2003 Bonds were issued to (i) finance the acquisition, construction and equipping of an approximately 400,000 square foot office building (the "*Office Building*") for use by the Chicago Transit Authority (the "CTA"), a political subdivision, body politic and municipal corporation, (ii) fund certain capitalized interest on the Series 2003 Bonds, (iii) fund a deposit to a bond reserve account for the Series 2003 Bonds, and (iv) pay the costs of issuance of the Series 2003 Bonds. In connection with the issuance of the Series 2003 Bonds and the Series 2006 Bonds, the PBC and the CTA entered into a Lease Agreement, dated as of March 31, 2003, as amended by an Amendment to Lease Agreement, dated as of October 25, 2006 (as amended, the "*Lease*"), pursuant to which the CTA leases the Office Building from the PBC. The Office Building is located at 567 W. Lake Street, Chicago, Illinois 60661. The Office Building is owned by the PBC and is leased to the CTA. A portion of the Office Building is expected to be subleased to _____ and other non-profit corporations described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "*Code*").

The Series 2006 Bonds do not constitute a debt of the PBC within the meaning of any statutory or constitutional limitation as to debt. The Series 2006 Bonds are payable from annual lease payments to be made by the CTA to the PBC pursuant to the Lease and other funds held by the Trustee for the Series 2006 Bonds pursuant to a Bond Resolution of the PBC. The lease payments are a general obligation of the CTA payable from any lawfully available funds of the CTA. The CTA has no taxing power. The Series 2006 Bonds are not payable in any manner from taxation.

The above-noticed public hearing is required by Section 147(f) of the Code. At the time and place set for the public hearing, residents, taxpayers and other interested persons will be given the opportunity to express their views for or against the proposed plan to reissue a portion

of the Series 2006 Bonds and the facilities refinanced thereby. Written comments may also be submitted during regular office hours to the Director of Finance of the PBC, Daryl McNabb, at Room 200, Richard J. Daley Center, Chicago, Illinois 60602, on or before 5:00 p.m., _____, 20__.

Notice dated _____, 20__.

PUBLIC BUILDING COMMISSION OF
CHICAGO, COOK COUNTY, ILLINOIS

/s/ Edgrick C. Johnson
Secretary, Public Building Commission of
Chicago, Cook County, Illinois