

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON APRIL 8, 2014**

The 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 April 8, 2014 at 2:30 P.M.

The following Commissioners were present:

Byron T. Brazier  
Martin Cabrera, Jr.  
Thomas J. Kotel  
Jose G. Maldonado  
Toni Preckwinkle  
Arnold L. Randall  
Samuel Wm. Sax  
Mariyana Spyropoulos  
Bryan S. Traubert  
David Vitale

Also present were:

Erin Lavin Cabonargi

M. Blake	B. Israel
G. Blakemore	A. Joseph
B. Campney	C. Kelly
N. Castillo-Hasan	I. Lakada
A. Del Muro	T. Later
R. DeVaughn	L. Lypson
E. Fisk-Smith	D. McNabb
A. Fredd	P. Montenegro
L. Giderof	L. Neal
R. Giderof	K. Pensack
G. Grawbowski	T. Rolling
I. Hansen	O. Ruffin
C. Hansford	P. Spieles
M. Hart	S. Stivers
T. Haymaker	M. Sullivan
	M. Vander Weele

In the absence of the Chairman, the meeting was called to order by Commissioner Samuel Wm. Sax and the presence of a quorum was established.

Next a public participation period was held pursuant to Section 2.06(g) of the Open Meetings Act. The following persons had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: George Blakemore and Kathryn Pensack. Kathryn Pensack provided comments in support of the use of solar energy sources in all PBC projects including the Albany Park Branch Library.

At the conclusion of the public participation period, Commissioner Sax reconvened the board meeting and presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on March 11, 2014. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the March 11, 2014 meeting were unanimously approved.

Next, Commissioner Brazier presented the report of the Administrative Operations (AO) Committee meeting held on April 1, 2014, which is summarized as follows:

**1. Report by the Executive Director.** The Executive Director advised the Commissioners regarding the status of various awards to PBC including: selection as a finalist for the Chicago Building Congress (CBC) 2014 Merit Award for the Ping Tom Memorial Park Fieldhouse (“Projects under \$15 Million category), and Back of the Yards Campus and Jones College Prep High School (“New Construction Projects over \$55 Million category). In addition, the National Association of Environmental Professionals selected PBC’s Environmental Program with respect to the Back of the Yards Campus and the Whitney Young Library projects for excellence in the award category of environmental stewardship. Finally, the Executive Director provided an update on the solicitation of proposals from firms to be included in PBC’s Architect of Record Database and advised the Commissioners that 87 submittals had been received.

**2. Reports by the Chief Operating Officer.** The AO Committee accepted the following reports and recommendations by the Chief Operating Officer:

- **Specialty Consultants – Task Orders.** Report on Task Orders awarded to specialty consultants for the following services and projects: Environmental ABC Services (Payton College Prep HS); Geotechnical Services (Lincoln ES); Material

Testing (Coonley ES Addition – JOC and vertical construction); and Survey Services (Southwest ES).

- **Albany Park Branch Library.** Recommendation to appoint Midwest Office Interiors, Inc. to provide furniture and equipment for the Albany Park Branch Library for the sum of \$186,368.78.
- **Environmental Technical Review Services.** Recommendation to appoint Weaver Boos Consultants to provide Environmental Technical Review Services to the Public Building Commission for a two year term with one year option to renew for an amount not to exceed \$ 250,000.00.
- **Database Development and Maintenance Services.** Recommendation to appoint Synapse to provide database development and maintenance services for two years with one year option to renew for an amount not to exceed \$100,000.00.
- **Prequalification of General Contractors for Certain Projects.** Recommendation to approve the following contractors as pre-qualified to bid on one or more of the Lincoln ES Annex, Oriole Park ES Annex, Wildwood Annex and Payton College Prep projects: George Sollitt Construction Company; Old Veteran Construction, Inc.; K.R. Miller Construction, Inc.; IHC Construction Companies, LLC; Friedler Construction Company; Blinderman Construction Company, Inc.; Henry Bros. Company; Paschen Millhouse Joint Venture III; All-Bry Construction Company; Burling Builders, Inc.; Gilbane Building Company; and Wight Construction Services.

**3. Reports by the Chief Development Officer.** The AO Committee was advised by the Chief Development Officer regarding a proposed amendment of the contract with Wiss, Janney, Elstner Associates, Inc. for the Solorio project (\$75,000) and that that 10 field orders were issued involving the following projects: Children’s Advocacy Center; Jones College Prep Renovation; Bell School Addition; Edison Park ES Linked Annex and Coonley ES Addition.

**3. Report by Legal Counsel.** Legal Counsel advised the AO Committee regarding attendance by non-Board members at closed sessions of the Board of Commissioners under the Open Meetings Act.

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

**RESOLUTION NO. 8038**

**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 the Professional Service Agreements as 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:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She advised the Commissioners that the Government Finance Officers Association issued the Certificate of Achievement for Excellence in Financial Reporting (CAFR) award to the Commission for its Comprehensive Annual Financial Report for Fiscal Year ended December 31, 2012. Also, the Commission featured in the Spring 2014 edition of Sustainable Chicago Magazine for the Sarah E. Goode STEM Academy project. The Commissioners were also advised regarding a Kick-Off Event on March 14, 2014 for the Chicago Vocational Career Academy and the Groundbreaking on April 1, 2014 for the Chicago Children’s Advocacy Center Expansion.

The Executive Director’s report was accepted.

The next item presented to the Commissioners was the Notice of Awards report. There were six (6) items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted and a copy of this report is attached hereto as **Exhibit “B.”**

The Board of Commissioners was next presented with a report regarding awards made to Specialty Consultants to be used on various projects undertaken by the Public Building

Commission. There were five (5) items included on the notice of task orders issued to specialty consultants against term contracts since the previous board meeting. The report was accepted and a copy of this report is attached hereto as **Exhibit "C."**

The next item presented to the Board of Commissioners for consideration of approval to appoint Weaver Boos Consultants to provide Environmental Technical Review services to the Public Building Commission during the planning, design and construction phases of new projects. The services will include tasks previously assigned to the Program Management Office and include program support services as well as environmental technical report review services. The contract term will be for two (2) years with the option to extend an additional year for a maximum contract amount of not to exceed \$250,000 over the term of the agreement. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8039**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that Weaver Boos Consultants is hereby appointed to perform Environmental Technical Review services for the Public Building Commission on various projects for a term of two (2) years with the option to extend an additional year and a maximum contract amount of not to exceed \$250,000.00 over the term of the agreement.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such 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 effectuate this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

Next the Commissioners were presented with consideration of approval for the appointment of Synapse to perform Networks Database Development and Maintenance services previously provided by the Program Management Office to the Public Building Commission. Synapse will be responsible for the development and maintenance of various databases to assist the Public Building Commission with ongoing project management and reporting. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8040**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that Synapse Networks is hereby appointed to provide Database Development and Maintenance Services to the Public Building Commission for a term of two (2) years with the option to extend two additional one-year terms for a maximum contract amount of not to exceed \$100,000.00 over the term of the agreement.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such 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 effectuate this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

The next item to be considered by the Board of Commissioners was a report by the Executive Director regarding pre-qualification of general contractors for Abraham Lincoln Elementary School Annex (615 West Kemper Place), Oriole Park Elementary School Annex

(5424 North Oketo Avenue), Wildwood World Magnet School Annex (6950 North Hiawatha Avenue) and Walter Payton College Preparatory High School Annex (1034 North Wells Street).

Upon motion duly made and seconded, the following resolution was adopted.

**RESOLUTION NO. 8041**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that the following contractors as pre-qualified to bid on one or more of the Lincoln ES Annex, Oriole Park ES Annex, Wildwood Annex and Payton College Prep projects: George Sollitt Construction Company; Old Veteran Construction, Inc.; K.R. Miller Construction, Inc.; IHC Construction Companies, LLC; Friedler Construction Company; Blinderman Construction Company, Inc.; Henry Bros. Company; Paschen Millhouse Joint Venture III; All-Bry Construction Company; Burling Builders, Inc.; Gilbane Building Company; and Wight Construction Services.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such 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 effectuate this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

The next item on the agenda was the consideration of approval of a request from the Chicago Board of Education to convey property located at the northeast corner of 50<sup>th</sup> Street and Racine Avenue to Civic Trucking Group, LLC. The Commissioners were advised that the property is owned by the Public Building Commission pursuant to Building Revenue Bonds, Series 1993. The property is a vacant site in the Back of the Yards Neighborhood that the Board

of Education has determined is no longer required for school purposes. Following advertisement and upon receipt of competitive bids, the Board of Education by Board Report 13-1120-OP2 approved the sale of the property to Civic Trucking Group, LLC for the sum of \$60,000. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8042**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that the request by the Board of Education to convey to Civil Trucking, LLC the property commonly known as the northeast corner of 50<sup>th</sup> Street and Racine Avenue (Permanent Index Number 20-08-209-010), is hereby approved:

**LEGAL DESCRIPTION:**

THAT PART OF THE WEST 300 FEET OF BLOCK 4 IN MANUFACTURER'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT IN THE EAST LINE OF THE WEST 300 FEET OF SAID BLOCK 4, 281.56 FEET, MORE OR LESS, NORTH OF THE SOUTH LINE OF SAID BLOCK 4; SAID POINT BEING THE INTERSECTION OF THE CENTER LINE OF A BRICK WALL EXTENDED; THENCE WEST ALONG SAID CENTER LINE, 132.82 FEET TO A POINT, WHICH POINT IS 167.18 FEET EAST OF THE WEST LINE OF SAID BLOCK 4 AND 281.75 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 4; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 167.18 FEET TO THE WEST LINE OF SAID BLOCK 4, IN COOK COUNTY, ILLINOIS.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to execute such documents, upon approval by Legal Counsel as to form and legality, and to take such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
 Thomas J. Kotel, Jose G. Maldonado,  
 Toni Preckwinkle, Arnold L. Randall,  
 Samuel Wm. Sax, Mariyana Spyropoulos,  
 Bryan Traubert and David Vitale - 10



**Commissioners voting in the negative:**

None

The next item presented to the Board of Commissioners for consideration of approval was an amended request from the Board of Education for the Public Building Commission to transfer title to the Near North High School property located at 1450 North Larrabee (Permanent Index Numbers 17-04-106-001 through 17-04-106-014; 17-04-107-005 through 17-04-107-015; 17-04-119-001 through 17-04-119-024; 17-04-119-039; 17-04-119-041; 17-04-120-001 through 17-04-120-023, and 17-04-120-025) to the City of Chicago. Pursuant to Amended Board Report 12-0425-OP2, the Board of Education approved an Intergovernmental Agreement with the City of Chicago to obtain funding for the construction of the new Jones College Preparatory High School and to exchange certain property including the former Near North High School property that is owned by the Public Building Commission on behalf of the Board of Education. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8043**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that the request by the Board of Education to transfer title to the former Near North High School property located at 1450 North Larrabee Street (Permanent Index Numbers 17-04-106-001 through 17-04-106-014; 17-04-107-005 through 17-04-107-015; 17-04-119-001 through 17-04-119-024; 17-04-119-039; 17-04-119-041; 17-04-120-001 through 17-04-120-023, and 17-04-120-025) to the City of Chicago, upon the terms and conditions as set forth in Amended Board Report 12-0425-OP2, is hereby approved.

**LEGAL DESCRIPTION:**

PARCEL 1:LOTS 139, 141, 143, 144, 145 (EXCEPT PARTS TAKEN FOR STREETS), ALSO LOT 137 (EXCEPT PART TAKEN FOR STREET), ALL IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

LOTS 3 AND 4, INCLUSIVE, (EXCEPT PARTS TAKEN FOR STREET), IN W. S. JOHNSON'S SUBDIVISION OF LOT 138, IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

PARCEL 3:

LOTS 5 TO 7, INCLUSIVE, (EXCEPT PARTS TAKEN FOR STREET), IN COUNTY CLERK'S DIVISION OF LOTS 140 AND 142 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 4:

LOTS 1 TO 4, INCLUSIVE, (EXCEPT PARTS TAKEN FOR STREET), IN OWNERS RESUBDIVISION OF LOT 142 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 5:

LOTS 5 TO 17, INCLUSIVE, (EXCEPT PARTS TAKEN FOR STREETS AND ALLEYS), IN HINSCH'S SUBDIVISION OF LOTS 146 AND 148 AND SUB-LOT 1 OF LOT 149 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 6:

LOTS 1 TO 9, INCLUSIVE, IN EICH'S SUBDIVISION OF LOT 147 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 7:

THAT PART OF LOTS 1 AND 2 IN W. S. JOHNSON'S SUBDIVISION OF LOT 138 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE NORTH EAST CORNER OF THE AFORESAID LOT 1, BEING THE SOUTH WEST CORNER OF LOT 137 IN AFORESAID BUTTERFIELD'S ADDITION, THENCE WEST IN THE SOUTH LINE OF AFORESAID LOT 137 EXTENDED WEST, A DISTANCE OF 16.08 FEET TO A POINT; THENCE NORTHWESTERLY IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOTS 1 AND 2 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 2 IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 8:

LOTS 1 TO 5 (EXCEPT PARTS TAKEN FOR STREETS) IN BULMAN'S SUBDIVISION OF LOT 165 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 9:

LOTS 1 TO 9, INCLUSIVE, AND THE EAST 10 FEET OF LOT 10 IN THE SUBDIVISION OF LOT 168 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 10:

THE SOUTH 1/2 OF VACATED WEST WEED STREET LYING EASTERLY OF NORTH OGDEN AVENUE AND WEST OF NORTH LARRABEE STREET IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 11:

LOTS 1 AND 5 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR STREETS) IN ASSESSOR'S DIVISION OF LOT 167 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

THAT PART OF LOT 166 LYING EASTERLY OF THE EASTERLY LINE OF OGDEN AVENUE IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 13:

THAT PART OF LOTS 1 AND 2 LYING EAST OF THE EAST LINE OF OGDEN AVENUE IN BAUM'S SUBDIVISION OF THE WEST 15 FEET OF LOT 10 AND ALL OF LOT 11 IN THE SUBDIVISION OF LOT 168 IN BUTTERFIELD'S ADDITION TO CHICAGO, ALSO THE SOUTH 1/2 OF THE WEST 1/2 AND THE SOUTH 22 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF LOT 167 IN SAID BUTTERFIELD'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1915 AS DOCUMENT NUMBER 5691517, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 14:

ALL OF WEST SIEBENS PLACE AS OPENED BY CONDEMNATION PROCEEDING BY SUPERIOR COURT NO. 92859 DATED JULY 31, 1884 AND DESCRIBED AS FOLLOWS: THE NORTH 16 FEET OF THE SOUTH 23 FEET OF LOT 137; THE WESTERLY 10 FEET OF LOT 137 EXCEPT THE NORTH 16 FEET OF THE SOUTH 23 FEET THEREOF; THE WESTERLY 10 FEET OF LOT 139, 141 AND 143; THE NORTHEASTERLY 10 FEET OF LOTS 140, 142 AND 144; THENCE NORTHEASTERLY 10 FEET OF THAT PART OF LOT 138 LYING NORTHERLY OF THE NORTH LINE, EXTENDED WEST, OF THE SOUTH 7 FEET OF LOT 137, ALL IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THE SOUTHWESTERLY 10 FEET OF LOT 16 IN HINSCHER'S SUBDIVISION OF LOTS 146 AND 148 AND SUB-LOT 1 OF LOT 149 IN BUTTERFIELD'S ADDITION TO CHICAGO AFOREMENTIONED,

ALSO

THAT PART OF LOT 145 IN BUTTERFIELD'S ADDITION TO CHICAGO AFOREMENTIONED, WHICH LIES SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 10 FEET OF LOT 16 IN HINSCHER'S SUBDIVISION AFOREMENTIONED, PRODUCED SOUTHEASTERLY TO THE SOUTH LINE OF SAID LOT 145;

ALSO

THE NORTHEASTERLY 10 FEET OF RESERVE "B" IN HINSCHER'S SUBDIVISION AFOREMENTIONED;

ALSO

THAT PART OF THE NORTHWESTERLY-SOUTHEASTERLY 10-FOOT PUBLIC ALLEY LYING BETWEEN LOTS 15 AND 16; TOGETHER WITH ALL OF THE NORTHEASTERLY-SOUTHWESTERLY 9-FOOT PUBLIC ALLEY AND 3.0 FOOT STRIP KNOWN AS RESERVE "B" (EXCEPT THE NORTHEASTERLY 10 FEET THEREOF) LYING SOUTHEASTERLY OF LOTS 9 TO 15, BOTH INCLUSIVE; AND THAT PART OF THE NORTHWESTERLY-SOUTHEASTERLY 12-FOOT PUBLIC ALLEY LYING BETWEEN LOT 9 AND LOTS 5 TO 8, BOTH INCLUSIVE, AND LYING SOUTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHWESTERLY LINE OF LOT 6, WHICH IS 39.15 FEET SOUTHEASTERLY OF THE MOST WESTERLY CORNER OF LOT 5 TO A POINT ON THE NORTH LINE OF LOT 17 WHICH IS 10.69 FEET EAST OF

THE NORTH WEST CORNER OF LOT 17, ALL IN HINSCHER'S SUBDIVISION OF LOTS 146 AND 148 AND SUB-LOT 1 IN BUTTERFIELD'S ADDITION TO CHICAGO AFOREMENTIONED IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 15:

THE STRIP OF LAND MARKED "3 FOOT RESERVE B" ON PLAT OF HINSCHER'S SUBDIVISION OF LOTS 146, 148 AND SUB-LOT 1 OF LOT 149 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED, (EXCEPT FROM SAID STRIP THE NORTHEASTERLY 10 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 16:

LOTS 11 THROUGH 17 AND THAT PART OF LOTS 9 AND 10 LYING WEST OF THE NORTHWESTERLY LINE OF OGDEN AVENUE, ALSO THAT PART OF LOTS 6, 7, 8, 9 AND 10 LYING WITHIN THE NORTHWESTERLY 1/2 OF OGDEN AVENUE, AS OPENED IN BULMAN'S SUBDIVISION OF LOT 165 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 17:

THAT PART OF LOT 166 LYING WEST OF THE NORTHWESTERLY LINE OF OGDEN AVENUE, ALSO THAT PART OF SAID LOT 166 LYING WITHIN THE NORTHWESTERLY 1/2 OF OGDEN AVENUE, AS OPENED, IN BUTTERFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 18:

THAT PART OF LOT 2 LYING WEST OF THE NORTHWESTERLY LINE OF OGDEN AVENUE, ALSO THAT PART OF SAID LOT 2 LYING WITHIN THE NORTHWESTERLY 1/2 OF OGDEN AVENUE, AS OPENED, IN ASSESSOR'S DIVISION OF LOT 167 IN BUTTERFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 19:

THAT PART OF LOT 1 LYING WEST OF THE NORTHWESTERLY LINE OF OGDEN AVENUE, ALSO THAT PART OF SAID LOT 1 LYING WITHIN THE NORTHWESTERLY 1/2 OF OGDEN AVENUE, AS OPENED, IN CHRISTOPH F. BAUM'S SUBDIVISION OF PARTS OF LOTS 167 AND 168 IN BUTTERFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 20:**

LOT 17 AND THAT PART OF LOTS 15 AND 16 LYING WEST OF THE NORTHWESTERLY LINE OF OGDEN AVENUE, ALSO THAT PART OF LOTS 13, 14, 15 AND 16 LYING WITHIN THE NORTHWESTERLY 1/2 OF OGDEN AVENUE, AS OPENED, IN THE SUBDIVISION OF LOT 168 IN BUTTERFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 21:**

THAT PART OF THE EAST 15 FEET OF NORTH FRONTIER STREET LYING NORTH OF THE NORTH LINE OF WEST BLACKHAWK STREET EXTENDED WEST, AND LYING SOUTH OF THE NORTH LINE OF WEST WEED STREET (ALSO KNOWN AS ALASKA STREET), EXTENDED WEST, IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 22:**

ALL THAT PART OF WEST WEED STREET (ALSO KNOWN AS ALASKA STREET) LYING WEST OF THE WESTERLY LINE OF NORTH OGDEN AVENUE, AS OPENED AND EAST OF THE EAST LINE OF NORTH FRONTIER STREET, EXTENDED NORTH, ALL IN COOK COUNTY, ILLINOIS

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to execute such documents, upon approval by Legal Counsel as to form and legality, and to take such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval to appoint Midwest Office Interiors, Inc. to provide furniture and fixtures and equipment (FFE) for the Albany Park Branch

Library Project located at 5150 North Kimball Avenue. Following solicitation of proposals, Midwest Office Interiors, Inc. offered the sole proposal to install the furniture and fixtures for the project. Upon recommendation by the Architect of Record and with the concurrence of the Chicago Public Library, it was recommended that the Commission award the contract to furnish and install library furniture and fixtures to Midwest Office Interiors Inc. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8044**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that Midwest Office Interiors Inc. is hereby awarded a contract to furnish and install library furniture and fixtures to Midwest Office Interiors Inc. for the Albany Park Branch Library Project in the sum of \$186,368.78.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such 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 effectuate this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**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 an undertaking request from the Cook County Department of Homeland Security and the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under Section 2 ( c )(8) of the

Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8045**

**BE IT RESOLVED** that an Executive Session of the Board of Commissioners is hereby convened for the purpose of consideration of approval of an undertaking requests from the Cook County Department of Homeland Security and the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under the Section 2(c)(8) of the Open Meetings Act.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

During the Executive Session the Commissioners were advised regarding a formulation request from the Cook County Department of Homeland Security and Emergency Management for the Network Control Center Redesign Project at 118 North Clark Street. This item was deferred and no action was taken during the Executive Session that required a vote during the open meeting.

During the Executive Session the Commissioners discussed OEMC Camera Infrastructure Project Undertaking Request No. 60 from the Office of Emergency Management and Communications for the Public Building Commission to provide planning and design services related to the evaluation of existing fiber routes, redundancy and extension of fiber on certain routes for an estimated project budget of \$1,200,000.00.



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

**RESOLUTION NO. 8046**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 60 from the Office of Emergency Management of the City of Chicago involving the evaluation of existing fiber routes in certain areas of the City of Chicago for an estimated project budget of \$1,200,000.00.

**BE IT FURTHER RESOLVED** that the Executive Director and the appropriate officials of the Public Building Commission of Chicago are authorized and directed to execute, upon approval by Legal Counsel as to form and legality, such documents and to undertake such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

Finally during the Executive Session the Commissioners discussed the proposed acquisition of property located at 2114 S. Wentworth Avenue for the Chinatown Branch Library Project. Legal Counsel advised the Commissioners that the property is a vacant asphalt paved parking lot with minimal improvements. The subject property is owned by Chicago Title Land Trust Co. (No. 11753) in trust for Lisa Abrams, Albert Yee, Lois Lee, Roger Fong and Betty Hiovka. The owner is represented by Bryan Lynch. The property consists of 5,646 square feet and is zoned M1-3, Limited Manufacturing/Business Park District. Proceedings were filed on behalf of the Public Building Commission to acquire the property by eminent domain after the Owner rejected the initial offer.

The property was appraised for the Public Building Commission by Neil Renzi, MAI, of Renzi & Associates and Kathleen M. Dart, MAI, of KMD Valuation Group, LLC in the amounts of \$705,000 (\$125 per square foot) and \$725,000 (\$130 per square foot), respectively. The Owner obtained an appraisal from Dale Kleszynski, MAI, of Appraisal Associates in the amount of \$1,440,000,000 (\$255 per square foot). Following consideration of comparable sales data for the area, appraisal reports and extensive negotiations between the parties, Legal Counsel recommended approval of a final just compensation award of \$1,225,000.

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

**RESOLUTION NO. 8047**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the acquisition of the property located at 2114 S. Archer Avenue (PIN 17-21-420-063) for the Chinatown Branch Library Project for the sum of \$1,225,000.00.

**BE IT FURTHER RESOLVED** that Legal Counsel and the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action, and to execute such documents upon approval as to form and legality by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Thomas J. Kotel, Jose G. Maldonado,  
Toni Preckwinkle, Arnold L. Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
Bryan Traubert and David Vitale - 10

**Commissioners voting in the negative:**

None

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

---

Secretary

APPROVED:

---

Chairman

Public Building Commission of Chicago  
 Proposed Amendment Report to the Administrative Operations Committee  
 April 1, 2014

Amendment	Project	Consultant	Reason for the Proposed Amendment	Original Consultant's Fee	Amount of Previously Approved Amendments	Current Consultant's Fee	Amount of the Proposed Amendment	Revised Consultant's Fee including Amendment	Revised Consultant's Fee as % of Current Cost of Construction
1	Kelly Curie Gage Park High School (Solario Academy)	Wiss, Janney, Elstner Associates, Inc. (PS2011-01) Engineering Review & Oversight	This amendment is for an increase in the not-to-exceed amount of \$75,000 for the Consultant to provide additional engineering oversight and review as well as the development of repair concepts associated with the pipe retention system.  The services represented in this amendment were not included in the original scope of services.	\$50,000.00	\$0.00	\$50,000.00	\$75,000.00	\$125,000.00	N/A

**"EXHIBIT B"**

**NOTICE OF AWARD  
April 2014**

REQUEST FOR SERVICE \$25,000 & UNDER						
Project Name	Service	Type	M/WBE	Firm	\$ Total	Total Commitment to Date
Oriole Park ES	Geotechnical			Milhouse Engineering & Construction, Inc.	\$ 2,000.00	\$ 2,000.00
Walter Payton HS	Geotechnical			Milhouse Engineering & Construction, Inc.	\$ 2,000.00	\$ 2,000.00
Wildwood ES	Geotechnical			Milhouse Engineering & Construction, Inc.	\$ 2,000.00	\$ 2,000.00
PBC Administration	Employment Screening Services			Quest Diagnostics, Inc.	\$ 24,000.00	\$ 24,000.00
PBC Administration	Employment Screening Services			US Healthworks	\$ 24,000.00	\$ 24,000.00
CVCA HS	Photographic Documentation			Multivista Construction Documentation	\$ 15,000.00	\$ 15,000.00

**"EXHIBIT C"**

**NOTICE OF AWARD**

**April 2014**

TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	\$ Total	Total Commitment to Date
Payton College Prep	Environmental - A,B, C	C		AMEC Environment & Infrastructure, Inc.	\$ 211,500.00	\$ 1,175,082.60
Lincoln ES	Geotechnical	R		Weaver Boos Consultants North Central	\$ 31,613.00	\$ 45,165.00
Coonley ES Addition	Material Testing	R		K & S Engineers	\$ 25,715.00	\$ 122,950.25
Coonley ES Addition	Material Testing	RMW	MBE	GSG Material Testing, Inc.	\$ 155,070.00	\$ 746,904.50
Southwest ES	Surveyor	D		Landmark Engineering, LLS	\$ 12,800.00	\$ 43,957.00

Specialty Consultant	Term Limits Not to Exceed
Environmental-Category A,B,C	\$1,500,000.00
Environmental Reno/Demo	\$1,000,000.00
Geotechnical	\$750,000.00
Material Testing	\$1,000,000.00
Surveying	\$200,000.00
Traffic Study	\$200,000.00
Commissioning	\$500,000.00

R - Rotation
RMW - M/WBE Deficiency
C- Cradle to Grave (Environ. Only)
D - Directed Source
AT - Amendment to task order
A - Additional Services