

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON FEBRUARY 13, 2008**

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 February 13, 2008 at 2:30 P.M.

The following Commissioners were present:

Arthur M. Brazier  
Adela Cepeda  
Gery J. Chico  
Benjamin Reyes  
Cynthia M. Santos  
Samuel Wm. Sax  
Gerald M. Sullivan  
Rufus Williams

The following Commissioners were absent:

Richard M. Daley, Chairman  
Robert B. Donaldson  
Todd H. Stroger

Also present were:

D. Blinderman  
D. Burton  
T. Caballero  
K. Candela  
L. Daly  
P. Deen  
R. Del Canto  
A. Fredd  
J. Gallagher  
M. Gayles  
R. Giderof  
D. Griffin  
P. Harney

B. Hendrix  
D. Hightower  
K. Holt  
J. Jack  
D. Jackson  
E. Johnson  
J. Jones  
C. Kalant  
T. Later  
E. Lavin  
T. McGrath  
D. McNabb  
E. Miller  
K. Mullaney  
J. Plezbert  
K. Purcell  
O. Rodriguez  
O. Ruffin  
B. Sandner  
K. Smith  
P. Smith  
L. Sorkin  
J. Stein  
L. Suera  
J. Vanek  
V. Vujovic  
A. Wiggins  
J. Wilson  
M. Witry

In the absence of Chairman Richard M. Daley, Commissioner Samuel Wm. Sax was nominated and elected by the Commissioners as temporary chairman for purposes of chairing the meeting.

The reading of the minutes of the January 8, 2008 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 next items on the agenda were consideration of approval to accept the resignation of Montel M. Gayles as Executive Director of the Public Building Commission of Chicago effective January 15, 2008 and approval of a resolution commending Montel M. Gayles for his service to the Public Building Commission of Chicago. After discussion and consideration and upon motion duly made and seconded, the following resolutions were adopted:

RESOLUTION NO. 7136

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the resignation of Montel M. Gayles as Executive Director of the Public Building Commission of Chicago effective January 15, 2008.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

RESOLUTION NO. 7137

WHEREAS, Montel Gayles (“Gayles”) has submitted his resignation as Executive Director of the Public Building Commission and assumed the position of Chief Procurement Officer for the City of Chicago; and

WHEREAS, on July 13, 2004, Montel Gayles (“Gayles”) was appointed Executive Director of the Public Building Commission of Chicago (the “Commission”) to fill the vacancy created by the resignation of his predecessor, Kevin S. Gujral; and

WHEREAS, prior to the commencement of his appointment, Gayles served with distinction as Chief of Staff of the Chicago Housing Authority and had an extensive record of governmental service including Deputy Commissioner for the Chicago Department of Buildings; and

WHEREAS, Gayles brought to his position as Executive Director invaluable legal knowledge and experience having received his Juris Doctorate (J.D.) degree from IIT/Chicago-Kent College of Law and served as Assistant Cook County State's Attorney with more than 350 criminal prosecutions; and

WHEREAS, Gayles provided invaluable assistance to the Commission with respect to the development and construction of public buildings and facilities on behalf of the City of Chicago, Chicago Public Schools, Chicago Park District and the City Colleges of Chicago; and

WHEREAS, during his tenure as Executive Director, the Commission with his assistance has constructed numerous district police stations, branch libraries, fire stations, public schools, campus parks, ward yard facilities and senior satellite centers throughout the City of Chicago; and

WHEREAS, Gayles was instrumental in managing the construction of the new Kennedy-King College campus, a six-building, 40 acre campus located in the heart of the former Englewood business district, with dozens of minority and women-owned firms, resident laborers and student laborers from the Dawson Technical Institute;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby commends Montel Gayles for his dedication and outstanding public service as Executive Director of the Public Building Commission.

BE IT FURTHER RESOLVED that the Secretary of the Public Building Commission is hereby authorized and directed to obtain an appropriate plaque or other memento to commemorate the dedicated service of Montel Gayles to the Public Building Commission and the citizens of the City of Chicago.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Next, the First Deputy Director, John Plezbert, presented to the Commissioners for consideration of approval a resolution commending John H. Stroger, Jr. for his service

as board member to the Public Building Commission of Chicago. In the absence of Chairman Daley and Commission Todd Stroger, this item was deferred until the March meeting. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7138

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby defer the resolution commending John H. Stroger, Jr. for his service as board member to the Public Building Commission of Chicago until the March meeting.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The Board of Commissioners was next present with consideration of approval of a resolution commending Eugene Sawyer for his service to the Public Building Commission of Chicago. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7139

WHEREAS, the members of the Board of Commissioners of the Public Building Commission of Chicago were saddened to learn of the death following a brief illness of Eugene Sawyer, Jr. ("Sawyer"), in Chicago, Illinois, on January 19, 2008; and

WHEREAS, Sawyer was born in Greensboro, Alabama on September 3, 1934, to parents Bernice Mauldin and Eugene Sawyer, Sr., the oldest of six children, and grew up in a family atmosphere of hard work, worship and traditional values; and

WHEREAS, he graduated from Hale County Training High School as salutatorian, served on the high school student council, senior class president and was outstanding quarterback of the high school football team; and;

WHEREAS, after graduation from Alabama State University in 1956, he began his career as a mathematics teacher in Prentiss, Mississippi then moved to Chicago in search of greater opportunities; and

WHEREAS, as a young man he joined the Sixth Ward Democratic Organization, in 1971 was elected Sixth Ward Committeeman and Alderman of the Sixth Ward, and worked diligently to advance the interests of the citizens of the City of Chicago in various capacities for more than 20 years; and

WHEREAS, when tragedy struck with the sudden death of Mayor Harold Washington, Sawyer was called upon to meet the responsibilities and challenges of the office of Mayor of the City of Chicago and did what he could to make the City better for all of its residents; and

WHEREAS, during his tenure as Mayor he brought calm to the City of Chicago during the aftermath of a period of political turbulence and demonstrated the ability to work with diverse coalitions and enact progressive legislation including the Human Rights Ordinance of the City of Chicago; and

WHEREAS, Sawyer was appointed as a Commissioner of the Public Building Commission by the City Council of the City of Chicago on December 30, 1987 and provided outstanding service during his tenure as a Commissioner and Chairman of the Public Building Commission; and

WHEREAS, he will be fondly remembered as a kind, loving, peaceable and compassionate man, diligent and intelligent, and an effective leader who was committed to helping others and serving the citizens of the City of Chicago:

NOW, THEREFORE, BE IT RESOLVED that the Chairman and Commissioners of the Public Building Commission of Chicago publicly note, with sorrow and regret, the death of Eugene Sawyer, Jr. and extend sincere condolences to his family and friends.

BE IT FURTHER RESOLVED that the Secretary of the Public Building Commission of Chicago is hereby authorized and directed to present a suitable memento of this Resolution to his widow, Veronica Sawyer.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Next, Commissioner Santos presented a report regarding the Administrative Operations (AO) meeting held on January 31, 2008 which is summarized as follows:

- ◆ **Field Orders, Proposed Change Orders and Liquidated Damages** – Field Orders were issued for Fire Station Engine Companies 18, 70 and 121, South Water Purification Plant and Westinghouse High School. The AO Committee accepted the reports recommending approval of change orders for Fire Station Engine Company 121, \$38,310.00 and South Water Purification Plant, \$3,953.00.
- ◆ **Report on Proposed Architect of Record Appointments** – The AO Committee accepted the report recommending Architect of Record appointment for new elementary schools. Four of the six firms recommended for AOR appointments are minority or women owned firms, InterActive Design, Inc. (AOR for Powell Replacement Elementary); Architrave, Ltd. (AOR for Brighton Park II Area Elementary); STR Partners, LLC, (AOR for Brighton Park I Area Elementary); Muller & Muller, Ltd. (AOR for Boone Clinton Area Elementary); SMNG-A Architects (AOR for Avondale Irving Park Area Elementary); and Legat Architects (AOR for Lee Pasteur Hurley Area Elementary).
- ◆ **Report on Specialty Consultants** – The AO Committee accepted the Notice of Awards report to the following specialty consultants: Advanced Surveying & Mapping, ALTA Survey and Expanded ALTA Survey for Kelly Curie Gage Park High School; Carnow, Conibear & Associates, Phase I environmental site assessment (ESA) for Belmont Cragin Elementary School and additional soil testing for Southwest Area Middle School; Tecma Associates, Inc., Additional ALTA Survey for Belmont Cragin Elementary School and South Shore Replacement High School; MACTEC Engineering & Consultants, Phase II ESA services for South Shore Replacement High School; GSG Consultants, Inc., Additional Phase I ESA for Back of the Yards High School; and VERSAR, Inc., Phase I ESA for Fire Station Engine Company 109. The AO Committee also accepted the report recommending pre-qualification of four additional firms: Construction Material Testing, H. H. Holmes Testing Laboratories, Inc. and GSG Material Testing, Inc.; Surveying, ABNA Engineering; and Commissioning, Horizon Engineering Associates, LLP.
- ◆ **Report on Contract Award for Beverly Branch Library** – The AO Committee accepted the report recommending award of Contract No. 1459, Beverly Branch Library, deferred at the January 8, 2008 Board Meeting, to Blinderman Construction.
- ◆ **Report by Legal Counsel** – Legal Counsel provided a report concerning proposed acquisition of property at 53<sup>rd</sup> and St. Louis (New Kelly Curie Gage Park High School). A further report will be provided during Executive Session.

- ◆ **Report on Proposed Amendments to Professional Services Agreements** - 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. 7140

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:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Commissioner Rufus Williams next presented to the Board of Commissioners a report of the Audit Committee meeting on January 31, 2008 which is summarized as follows:

- ◆ **Deloitte Management Recommendation Letter and PBC's Management Response** – Representatives from PBC's external auditor, Deloitte & Touche LLP ("Deloitte"), summarized its letter dated January 16, 2008 and PBC management response. The letter identified material weakness and adjustments in eight areas. The adjustments were made by management prior to the issuance of the 2006 annual audit. The audit letter also included recommendations in eight areas. PBC management has provided a written response including a plan of action and timetable to address each of the audit recommendations.



- ◆ **Internal Audit Function** – Deloitte recommended that PBC consider implementing an internal audit function. PBC management is reviewing the scope and role of the internal auditor function with Sister Agencies and GFOA and will provide a report at the next Audit Committee meeting.
- ◆ **Fraud Risk Assessment** – Deloitte also advised that a Fraud Risk Assessment had not been performed by the Commission. PBC Management is developing an educational presentation to be given to senior staff regarding fraud within public agencies such as the Commission. Deloitte will provide materials to the Committee through PBC staff.
- ◆ **Additional Audit Fees** – The Audit Committee accepted the recommendation of the Director of Finance to pay additional fees to Deloitte for preparation of the Basic Financial Statements for the years ended December 31, 2006 and 2005, and the Independent Auditors Report in the sum of \$85,970.
- ◆ **Proposed Audit Committee Schedule** – The Audit Committee accepted the proposed Audit Committee schedule presented by the Director of Finance. At the next meeting, the Audit Committee will review the engagement letter with Deloitte for the 2007 audit and a report regarding the internal audit function.

The report of the Audit Committee was accepted.

Resolution Number 7141 will not be used.

The First Deputy Director then called upon Kevin Holt, Director of Schools Program, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts not requiring an increase to the project budgets marked Exhibit “B”. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7142

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the First Deputy 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:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 3 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 "C".

The First Deputy Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 9 items included on the notice of contracts awarded to specialty consultants since the previous board meeting. The report was accepted and a copy of this report is attached hereto as Exhibit "D".

The Board of Commissioners was next presented with consideration of approval of additional firms to be pre-qualified to provide services as Specialty Consultants in the categories of Construction Material Testing, Surveying and Commissioning for various PBC projects. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7143

BE IT RESOLVED that the recommendation by the First Deputy Director to approve the following firms as pre-qualified to provide specialty consulting services for various projects to be undertaken by the Public Building Commission is hereby accepted and filed with the Board of Commissioners of the Public Building Commission.

**Construction Material Testing**

H. H. Holmes Testing Laboratories, Inc.  
GSG Material Testing, Inc.

**Surveying**

ABNA Engineering

**Commissioning**

Horizon Engineering Associates, LLP

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,

Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Thereupon the First Deputy Director reported on the receipt of bids for Contract No. 1461, Contract No. 1462 and Contract No. 1463, Campus Park Improvements and Phase I Site Preparation Work for various projects at various locations around the City of Chicago. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7144

WHEREAS, pursuant to duly advertised bid solicitations for fixed price indefinite quantity Job Order Contracts (JOC), the Public Building Commission of Chicago received the following base bids for Contract No. 1461, 1462 and 1463, Campus Park Improvements Work and Phase I Site Preparation Work for various projects at various locations around the City of Chicago, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Rossi Contractors, Inc.	\$13,766,200.00	\$13,277,499.90
F.H. Paschen/S.N. Nielsen, LLC	\$14,641,410.00	\$14,032,327.34
McDonagh Demolition, Inc.	\$15,106,000.00	\$14,380,912.00
Pacific Construction Services, Inc.	\$15,124,200.00	\$14,460,073.60
Meccor Industries, Ltd.	\$15,677,200.00	\$15,112,821.00
Speedy Gonzalez Landscaping, Inc.	\$15,771,000.00	\$15,163,816.50
K.R. Miller Contractors, Inc.	\$15,890,000.00	\$15,250,368.00
Reliable Asphalt/Reliable Association & Construction Joint Venture	\$16,289,000.00	\$15,507,128.00
All-Bry Construction Company	\$16,297,400.00	\$15,575,009.04
John Burns Construction Company	\$16,562,000.00	\$16,028,704.00

Pan-Oceanic Eng. Co., Inc.	\$16,807,000.00	\$16,067,492.00
O.C.A. Construction, Inc.	\$17,061,800.00	\$16,366,673.50
Chicago Commercial Contractors, LLC	\$19,058,200.00	\$18,619,861.40

; and

WHEREAS, the advertisement for bids reserved the right for the Commission to award and use multiple Job Order Contracts for an initial contract term of 24 months or the expenditure of the maximum value of the Base Contract, whichever occurs first with the option to extend the term of the Contract for two (2) additional two (2) year terms from the expiration of the previous term; and

WHEREAS, it is necessary and desirable, and in the best interests of the Commission to award and use multiple Job Order Contracts based upon capacity, availability of personnel, specific expertise and experience and other factors affecting the responsibility and responsiveness of contracts for various projects to be undertaken by the Commission from time to time; and

WHEREAS, the bids of Rossi Contractors, Inc., F.H. Paschen/S.N. Nielsen, LLC and McDonagh Demolition, Inc., were the lowest responsible bids meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of the bid proposals, Rossi Contractors, Inc., F.H. Paschen/S.N. Nielsen, LLC and McDonagh Demolition, Inc. have advised the Commission that the surety on the respective performance and payment bond to be supplied for each contractor in the form to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety Company of America; Continental Casualty Company; and International Fidelity Insurance Company, respectively, corporate sureties authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1461 be awarded to Rossi Contractors, Inc., and Travelers Casualty and Surety Company of America, proposed surety on the performance and payment bond, be accepted and approved by the Commission; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1462 be awarded to F.H. Paschen/S.N. Nielsen, LLC, and

Continental Casualty Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission; and.

WHEREAS, the staff of the Commission has recommended that Contract No. 1463 be awarded to McDonagh, and International Fidelity Insurance Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The foregoing recitals are hereby incorporated herein by reference.
2. The Board of Commissioners of the Public Building Commission of Chicago hereby awards to Rossi Contractors, Inc., Contract No. 1461, Campus Park Improvements Work and Phase I Site Preparation Work for various projects pursuant to the terms thereof for the base contract price of \$13,766,200.00 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.
3. 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. 1461, subject to the completion and delivery to the Commission of said form of bond by Rossi Contractors, Inc., as principal, and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$13,766,200.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.
4. The Board of Commissioners of the Public Building Commission of Chicago hereby awards to F.H.Paschen/S.N. Nielsen, LLC, Contract No. 1462, Campus Park Improvements Work and Phase I Site Preparation Work for various projects pursuant to the terms thereof for the base contract price of \$14,641,410.00 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

5. 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. 1462, subject to the completion and delivery to the Commission of said form of bond by F.H. Paschen/S.N. Nielsen, LLC, as principal, and Continental Casualty Company, as surety, in the principal amount of \$14,641,410.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.
  
6. The Board of Commissioners of the Public Building Commission of Chicago hereby awards to McDonagh Demolition, Inc., Contract No. 1463, Campus Park Improvements Work and Phase I Site Preparation Work for various projects pursuant to the terms thereof for the base contract price of \$15,106,000.00 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
  
7. 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. 1463, subject to the completion and delivery to the Commission of said form of bond by McDonagh Demolition, Inc., as principal, and International Fidelity Insurance Company, as surety, in the principal amount of \$15,106,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Commissioners abstaining:

Gery J. Chico - 1 (Contract No. 1462 only)

The Board of Commissioners was next presented consideration of approval of the designation of property located in the vicinity of the Southeast corner of 38<sup>th</sup> Street and South St. Louis Avenue, Chicago, Illinois and legally described hereinbelow as a site to be acquired for the development and construction of the new Brighton Park I Elementary School project with funding to be provided by or on behalf of the Chicago Board of Education. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7145

WHEREAS, pursuant to the provisions of "An Act to authorize the creation of public building commissions and to define their rights, powers and duties, approved July 5, 1955," as amended (the "Act"), the Legislature provided for the creation of public building commissions for use by local government agencies in the furnishing of essential governmental, health, safety and welfare services; and

WHEREAS, on March 28, 1956 the City Council (the "City Council") of the City of Chicago (the "City"), created the Public Building Commission of Chicago (the "Commission") pursuant to the Act for the purpose of facilitating the funding, acquiring, constructing, enlarging, improving, repairing or replacing of public buildings, improvements and facilities; and

WHEREAS, the Commission has heretofore undertaken a program involving the acquisition, construction, alteration, repair, renovation and rehabilitation of buildings and facilities for use by various agencies including the Board of Education of the City; and

WHEREAS, the Board of Education of the City has requested that the Commission designate and acquire the property located in the vicinity of the Southeast corner of 38<sup>th</sup> Street and South St. Louis Avenue, Chicago, Illinois and legally described hereinbelow (the "Property"), for the development and construction of a new elementary school to in the Brighton Park area of the city (the "Project") with funds to be provided by or on behalf of the City's Board of Education; and

WHEREAS, the Board of Commissioners of the Commission finds that it is necessary, desirable, useful and in the public interest to select, locate and designate the Property for acquisition, development and construction of the Project pursuant to the terms and conditions of the Act; and

WHEREAS, the Property is conveniently located, lies wholly within the territorial limits of the City, and is of sufficient size to accomplish and effectuate the aforesaid purposes and to provide appropriate architectural settings and landscaping for the Project:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago as follows:

1. The foregoing recitals are hereby incorporated herein by reference.

2. Pursuant to the requirements of Section 14 of the Act, the site in the vicinity of the Southeast corner of 38<sup>th</sup> Street and South St. Louis Avenue, Chicago, Illinois, and legally described as follows, (the "Property") is hereby selected, located and designated for acquisition and construction of a new elementary school commonly known as Brighton Park I Elementary School.

BRIGHTON PARK ELEMENTARY SCHOOL  
(Vicinity of the Southeast corner of 38<sup>th</sup> Street and S. St. Louis Avenue)  
Chicago, Illinois

**LEGAL DESCRIPTION**

PARCEL #1

**3400 W. 38<sup>th</sup> Street, Chicago**

THE SOUTH 66.46 FEET OF LOT 3, ALL IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT NO. 7834571.

PIN: 16-35-403-046

PARCEL #2

**3715 S. St. Louis Avenue, Chicago**



LOT 4 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REE'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT NO. 7834571.

PIN: 16-35-403-003

PARCEL #3

**3721 S. St. Louis Avenue, Chicago**

LOTS 5, 6 AND THE NORTH 10 FEET OF LOT 7 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT NO. 7834571.

PIN: 16-35-403-043

PARCEL #4

**3747 S. St. Louis Avenue, Chicago**

LOT 7 (EXCEPT THE NORTH 10 FEET THEREOF) IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT NO. 7834571.

PIN: 16-35-403-044

PARCEL #5

**3429 W. 37<sup>th</sup> Street, Chicago**

LOT 1 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE

SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT NO. 7834571 AND ALL THAT PART OF WEST 37<sup>TH</sup> PLACE LYING NORTH OF AN ADJOINING SOUTH LINE OF LOT 1 PRODUCED EAST TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 1 PRODUCED SOUTH TO ITS INTERSECTION WITH SOUTH LINE OF SAID LOT 1 PRODUCED EAST IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING FURTHER DESCRIBED AS NORTH 31.14 FEET MORE OR LESS OF WEST 20.45 FEET MORE OR LESS OF EAST 317.62 FEET MORE OR LESS OF THAT PART OF WEST 37<sup>TH</sup> PLACE LYING WEST OF SOUTH HOMAN AVENUE.

PIN: 16-35-403-007

PARCEL #6

**3434 W. 38<sup>th</sup> Street, Chicago**

LOT 8 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT NO. 7834571.

PIN: 16-35-403-008

PARCEL #7

**3401 W. 37<sup>th</sup> Street, Chicago**

LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 15 INCLUSIVE, LOTS 40 TO 45 INCLUSIVE AND LOTS 16 AND 39 (EXCEPT THE WEST 4.3 FEET OF SAID LOTS 16 AND 39) IN BLOCK 7 IN ADAM SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 11 AND LOT 1 IN BLOCK 12 AND ALL OF BLOCK 17 IN J.H. REES' SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL ALL IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 16-35-403-009

PARCEL #8

**3401 W. 37<sup>th</sup> Street, Chicago**

THAT PART OF THE VACATED WEST 37<sup>TH</sup> STREET LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD AND LYING NORTH OF AN ADJOINING THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 15 INCLUSIVE AND LOTS 16 AND 39 (EXCEPT THE WEST 4.3 FEET OF LOTS 16 AND 39) IN BLOCK 7 IN ADAM SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 11 AND LOT 1 IN BLOCK 12 AND ALL OF BLOCK 17 IN JAMES H. REES' SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL.

PIN: 16-35-403-009

PARCEL #9

**3701-3705 S. St. Louis Avenue, Chicago**

LOT 3 (EXCEPT THE SOUTH 66.46 FEET THEREOF) AND ALL OF LOT 2 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Also known as:

EAST SIDE OF ST. LOUIS AVENUE BETWEEN 38<sup>TH</sup> STREET ON THE SOUTH AND THE AT & SF RAILROAD RIGHT OF WAY (FORMERLY GM&O RAILROAD) ON THE NORTH.

PIN: 16-35-403-045

3. The First Deputy Director or Executive Director of the Commission and Legal Counsel are hereby authorized and directed to undertake any and all action which may be necessary and appropriate to

effectuate the purposes of this resolution including, but not limited to, the acquisition of fee simple title to the area or areas designated herein from the owner or owners of the Property.

4. The First Deputy Director or Executive Director of the Commission and Legal Counsel are hereby authorized and directed to negotiate for and on behalf of the Commission with the owner or owners of the Property regarding the purchase price and other terms and conditions for acquisition of the Property. In the event that Legal Counsel is able to agree with the owner or owners of the Property upon the terms and conditions of purchase, authorization is hereby granted to purchase the Property as described herein subject to approval of the purchase price by the Board of Commissioners of the Commission.

5. In the event that Legal Counsel is unable to agree with the owner or owners of the Property, or in case the name or names of the owner or owners thereof are unknown or they are non-residents of the State of Illinois, or are unable to deliver clear and merchantable title to the Property, Legal Counsel shall institute and prosecute condemnation proceedings in the name of and on behalf of the Commission for the benefit of the City of Chicago Board of Education for the purpose of acquiring title to the Property pursuant to the exercise of the Commission's powers of eminent domain.

6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this resolution.

7. This resolution shall be effective immediately upon the passage thereof.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the designation of additional property located in the vicinity of the southwest corner of 48<sup>th</sup> Street and Hoyne Avenue, Chicago, Illinois and legally described hereinbelow as a site to be acquired for the development and construction of

the new Back of the Yards Area High School project with funding to be provided by or on behalf of the Chicago Board of Education. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7146

WHEREAS, pursuant to the provisions of "An Act to authorize the creation of public building commissions and to define their rights, powers and duties, approved July 5, 1955," as amended (the "Act"), the Legislature provided for the creation of public building commissions for use by local government agencies in the furnishing of essential governmental, health, safety and welfare services; and

WHEREAS, on March 28, 1956 the City Council (the "City Council") of the City of Chicago (the "City"), created the Public Building Commission of Chicago (the "Commission") pursuant to the Act for the purpose of facilitating the funding, acquiring, constructing, enlarging, improving, repairing or replacing of public buildings, improvements and facilities; and

WHEREAS, the Commission has heretofore undertaken a program involving the acquisition, construction, alteration, repair, renovation and rehabilitation of buildings and facilities for use by various agencies including the Board of Education of the City; and

WHEREAS, the Board of Education of the City has requested that the Commission designate and acquire the property located in the vicinity of the Southwest corner of 48<sup>th</sup> Street and Hoyne Avenue, Chicago, Illinois and legally described hereinbelow (the "Property"), for the development and construction of a new high school in the Back of the Yards Area of the city (the "Project") with funds to be provided by or on behalf of the City's Board of Education; and

WHEREAS, the Board of Commissioners of the Commission finds that it is necessary, desirable, useful and in the public interest to select, locate and designate the Property for acquisition, development and construction of the Project pursuant to the terms and conditions of the Act; and

WHEREAS, the Property is conveniently located, lies wholly within the territorial limits of the City, and is of sufficient size to accomplish and effectuate the aforesaid purposes and to provide appropriate architectural settings and landscaping for the Project:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago as follows:

1. The foregoing recitals are hereby incorporated herein by reference.

2. Pursuant to the requirements of Section 14 of the Act, the site in the vicinity of the Southwest corner of 48<sup>th</sup> Street and Hoyne Avenue, Chicago, Illinois, and legally described as follows, (the "Property") is hereby selected, located and designated for acquisition and construction of a new high school to relieve overcrowding at the Back of the Yards Area of the city.

BACK of the YARDS AREA HIGH SCHOOL  
(Vicinity of the Southwest corner of 48<sup>th</sup> Street and Hoyne Avenue)  
Chicago, Illinois

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 20 INCLUSIVE AND LOTS 27 THROUGH 48 INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOTS 1 THROUGH 20 AND NORTH OF LOTS 27 THROUGH 46 AND VACATED 47<sup>TH</sup> PLACE LYING SOUTH OF AND ADJACENT TO LOTS 27 THROUGH 46 ALL IN B.F. JACOB'S SUBDIVISION OF THE NORTH HALF OF BLOCK 14 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND

LOT 1 IN THE CONSOLIDATION OF PART OF BLOCKS 14 AND 19 OF STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND

LOT 2 (EXCEPT THE SOUTH 155.65 FEET THEREOF) IN CONSOLIDATION A PART OF BLOCK 14 AND 19 IN STONE AND WHITNEY'S SUBDIVISION APART OF SECTION 7 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT RECORDED MARCH 12, 1920 AS DOCUMENT 6559690 IN COOK COUNTY, ILLINOIS.

PINS 20-07-107-002, THROUGH AND INCLUDING 016-20-07-107-036;

20-07-107-037

20-07-107-029

20-07-107-034

**COMMON ADDRESSES:**

2101-2147 W. 47<sup>TH</sup> STREET, 2100-2148 W. 47<sup>TH</sup> PLACE, 4736 S. HOYNE, 4800 S. HOYNE, 4752 S. HOYNE AND 4816 S. HOYNE, CHICAGO, ILLINOIS

SOUTHWEST CORNER OF 47<sup>TH</sup> AND HOYNE AND 48<sup>TH</sup> AND HOYNE

3. The First Deputy Director or the Executive Director of the Commission and Legal Counsel are hereby authorized and directed to undertake any and all action which may be necessary and appropriate to effectuate the purposes of this resolution including, but not limited to, the acquisition of fee simple title to the area or areas designated herein from the owner or owners of the Property.

4. The First Deputy Director or the Executive Director of the Commission and Legal Counsel are hereby authorized and directed to negotiate for and on behalf of the Commission with the owner or owners of the Property regarding the purchase price and other terms and conditions for acquisition of the Property. In the event that Legal Counsel is able to agree with the owner or owners of the Property upon the terms and conditions of purchase, authorization is hereby granted to purchase the Property as described herein subject to approval of the purchase price by the Board of Commissioners of the Commission.

5. In the event that Legal Counsel is unable to agree with the owner or owners of the Property, or in case the name or names of the owner or owners thereof are unknown or they are non-residents of the State of Illinois, or are unable to deliver clear and merchantable title to the Property, Legal Counsel shall institute and prosecute condemnation proceedings in the name of and on behalf of the Commission for the benefit of the City of Chicago Board of Education for the purpose of acquiring title to the Property pursuant to the exercise of the Commission's powers of eminent domain.

6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this resolution.

7. This resolution shall be effective immediately upon the passage thereof.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was a request from the Chicago Public Schools for the Public Building Commission to provide planning and formulation services associated with the conceptual development of the Brighton Park I Elementary School project located at 38<sup>th</sup> and St. Louis Avenue for a fee not-to-exceed \$150,000; Southside Area High School project located at 91<sup>st</sup> and Green Street for a fee not-to-exceed \$200,000; and Southwest Area High School project located at 77<sup>th</sup> and Homan Avenue for a fee not-to-exceed \$200,000. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7147

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide planning and formulation services associated with the conceptual development of the Brighton Park I Elementary School project for a fee not-to-exceed \$150,000, Southside Area High School project for a fee not-to-exceed \$200,000 and Southwest Area High School project for a fee not-to-exceed \$200,000 on behalf of the Chicago Public Schools.

BE IT FURTHER RESOLVED that the First Deputy Director or 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:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8



Commissioners voting in the negative:

None

The First Deputy Director next presented to the Board of Commissioners for consideration of approval the appointment of the six (6) firms listed below to provide professional services as the Architect of Record for the development and construction of the new elementary schools listed below. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7148

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby appoint the following six firms to provide professional services as the Architect of Record for the development and construction of new elementary school projects as listed below for a fee not-to-exceed \$1,994,650.00 for each project plus site preparation package if required for a fee not-to-exceed \$150,000 for each project plus reimbursable expenses which may be necessary to complete the project in such amounts as may be approved by the First Deputy Director or the Executive Director:

- Schroeder Murchie Niemiec Gazda-Auskalnis Architects, Ltd. (SMNG-A) as the Architect of Record for the new Avondale Irving Park Area Elementary School located at Milwaukee and Spring Avenues for a fee not-to-exceed \$1,994,650.00 for each project.
- Muller-Muller Ltd. as the Architect of Record for the new Boone Clinton Area Elementary School located at 6700 N. Whipple Street for a fee not-to-exceed \$1,994,650.00 for each project.
- STR Partners, LLC as the Architect of Record for the new Brighton Park I Elementary School located at 38<sup>th</sup> and South St. Louis Avenue for a fee not-to-exceed \$1,994,650.00 for each project.
- Architrave as the Architect of Record for the new Brighton Park II Area Elementary School located at 48<sup>th</sup> and S. Rockwell Street for a fee not-to-exceed \$1,994,650.00 for each project.
- Legat Architects as the Architect of Record for the new Lee Pasteur Hurley Area Elementary School located at 6700 S. Keating Avenue for a fee not-to-exceed \$1,994,650.00 for each project.

- InterActive Design, Inc. as the Architect of Record for the new Powell Replacement Elementary School located at 75<sup>th</sup> and South Shore Drive for a fee not-to-exceed \$1,994,650.00 for each project.

; and

BE IT FURTHER RESOLVED that the First Deputy Director or 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:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Thereupon the First Deputy Director reported on the receipt of bids for Contract No. 1459, Construction Work for the new Beverly Branch Library project located at 1962 W. 95<sup>th</sup> Street, Chicago, Illinois which had been deferred at the January meeting. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7149

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. 1459, Construction Work for the new Beverly Branch Library project located at 1962 W. 95<sup>th</sup> 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>
Blinderman Construction	\$6,833,681.00	\$6,645,071.40
The Lombard Company	\$7,050,000.00	\$6,849,075.00
F.H. Paschen/S.N. Nielsen & Assoc., LLC	\$7,168,000.00	\$6,938,624.00

Burling Builders, Inc.	\$7,530,400.00	\$7,272,107.28
Scale Construction Inc.	\$7,738,000.00	\$7,482,646.00
Old Veteran Construction Inc.	\$7,856,260.00	\$7,691,278.54
K.R. Miller Contractors, Inc.	\$7,907,000.00	\$7,695,092.40
Boller Construction Company	N O N - R E S P O N S I V E	

;and

WHEREAS, the bid of Blinderman Construction 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, Blinderman Construction 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. 1459 be awarded to Blinderman Construction, 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 Blindemanr Construction, Contract No. 1459, Construction Work for the new Beverly Branch Library project pursuant to the terms thereof for the base contract price of \$6,833,681.00 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. 1459, subject to the completion and delivery to the Commission of said form of bond by Blinderman Construction, as principal, and Safeco Insurance Company of America, as surety, in the principal amount of \$6,833,681.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The next item presented to the Commissioners for consideration of approval was a request by the City of Chicago Department of General Services to transfer title of certain property acquired by the Commission on behalf of the City in conjunction with several PBC projects, as listed below, to the City of Chicago acting through the Department of General Services. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7150

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request by the City's Department of General Services and authorizes the transfer of title to the following property acquired by PBC in conjunction with projects undertaken on behalf of the City of Chicago to the City of Chicago acting through the Department of General Services.

PBC/CITY of CHICAGO PROJECTSLOCATION

Police District 20

5400 N. Lincoln Ave.

Budlong Branch Library

5630 N. Lincoln Ave.

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and directed to execute, on behalf of the Commission, a quit claim deed and such other documents as may be approved as to form and legality by Legal Counsel in order to convey title to such parcels of property to the City of Chicago.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Next, the First Deputy Director presented to the Board of Commissioners for consideration of approval a request to undertake the design and construction of two new prototype Park District Fieldhouse projects at Taylor-Lauridsen (Boyce) Park located at 647 W. Root Street and Jesse Owens Park located at 2032 E. 88<sup>th</sup> Street, Chicago, Illinois on behalf of the Chicago Park District. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7151

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the design and construction of the new Taylor-Lauridsen (Boyce) Park Fieldhouse and Jesse Owens Park Fieldhouse projects on behalf of the Chicago Park District with funds to be provided by or on behalf of the Chicago Park District.

NOW, THEREFORE, BE IT RESOLVED that the First Deputy Director or 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:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

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 Kelly Curie Gage Park High School project under Section 2(c)5 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7152

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 Kelly Curie Gage Park High School project under Section 2(c)5 of the Open Meetings Act.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Legal Counsel presented to the Board of Commissioners for consideration of approval the proposed purchase price of property required for the new Kelly Curie Gage Park High School project located at the southwest corner of 53<sup>rd</sup> Street and St. Louis Avenue. The Owner of the property is the Grand Trunk Western Railroad, a wholly owned subsidiary of the Canadian National Railway. The Property was appraised by Kathleen Dart of KMD Valuation Group, LLC., at \$5,660,000 which equates to \$15 per square foot. An offer in the amount of \$5,660,000 for the 8.66 acre parcel was accepted by the Owner and the purchase price was approved by the Board of Education at its meeting on January 23, 2008. The PBC and the Board of Education have the ability to terminate the acquisition of the property if the environmental remediation cost exceeds \$750,000. The owner is also willing to grant to the Board of Education and the PBC a Right of First Refusal to acquire two additional parcels adjacent and northwest of the subject property totaling 1.34 acres. Legal Counsel recommended acquisition of the 8.66 acre site for the sum of \$5,660,000.

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

RESOLUTION NO. 7153

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 Kelly Curie Gage Park High School Library project on behalf of the Board of Education for the purchase price set forth opposite the owner and address for such parcel:

Kelly Curie Gage Park High School

<u>Owner</u>	<u>Address</u>	<u>Purchase Price</u>
Grand Trunk Western Railroad, a wholly owned subsidiary of the Canadian National Railway	Southwest Corner of 53 <sup>rd</sup> and St. Louis Avenue	\$5,660,000

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:

Arthur M. Brazier, Adela Cepeda, Gery J. Chico,  
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,  
Gerald M. Sullivan, Rufus Williams – 8

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 and Operations Committee -  
January 31, 2008**

Amendment	Project	Consultant	Reason for the Proposed Amendment	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	Chicago Children's Advocacy Center Phase II	Holabird & Root (PS 889) AOR	<p>This amendment represents additional services in the amount of \$18,900.00 required by the Architect of Record to complete an exercise to develop the reduced program for the Chicago Children's Advocacy Center (CCAC) Phase II Project. Previous studies determined that the original CCAC Phase II program exceeded the desired CCAC budget. Therefore, Holabird &amp; Root will work on developing the reduced program, including 21,000 SF of existing space at the current CCAC, 12,800 SF of existing space at 2100 W. Harrison Street, and 10,000 SF of new construction to be added to the existing CCAC building. Exercises include test fits, special planning, programming meetings with Clients, and establishing preliminary budget ranges. The exercise shall take approximately four weeks to complete.</p> <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$18,900.00	\$418,900.00	3.0%
2	Mark T. Skinner School	SMING-A Architects (PS 1098) AOR	<p>This amendment represents PBC-requested additional services in the amount of \$14,440.00 required by the Architect of Record to provide revisions to prototype specifications based upon "LEED for Schools" requirements. The United States Green Building Council (USGBC) has recently updated and recategorized the LEED certification process by establishing new project type certification standards. As such, the Mark T. Skinner school project has been registered under the new category "LEED for Schools." Accordingly, the specifications must be updated to meet the revised standards.</p> <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$14,440.00	\$1,964,440.00	7.2%



***PUBLIC BUILDING COMMISSION OF CHICAGO***

***BOARD MEETING – February 13, 2008***

***CHANGE ORDERS***

**PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
February 13, 2008**

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 FEBRUARY	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Engine Company 121 (1724 W. 95th Street) Project Manager: Sara Lee, Tishman (OR)	1337	Pacific Construction Services	\$7,193,700.00	\$1,505,780.00	\$8,699,480.00	\$38,310.00	\$8,737,790.00	21.46%
South Water Purification Plant Chlorine Improvements (3300 E. Cheltenham Pl.) Project Manager: Tom Griggs	1339	The George Sollitt Construction Company	\$47,987,000.00	\$152,850.00	\$48,139,850.00	\$3,953.00	\$48,143,803.00	0.33%

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

Engine Company 121

1724 W. 95<sup>th</sup> Street

February 13, 2008

**Pacific Construction Services**

**33 W. Monroe Street, Suite 2100**

**Chicago, IL 60603**

<b>CHNG</b>	<b>BULL</b>	<b>CONTRACT NUMBER 1337</b>	
<b>ORDR</b>	<b>NUM</b>	<b>ORIGINAL CONTRACT PRICE</b>	<b>\$7,193,700.00</b>
<b>NUM</b>		<b>APPROVED CHANGE ORDERS</b>	<b>\$1,505,780.00</b>
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$8,699,480.00</b>

008	1337-37	Removal of existing foundations discovered during excavation activities. Buried foundations in the building footprint utility were discovered during excavation activities. These buried foundations require removal for installation of underground piping. This work is associated with the site sewer contractor's work (storm water sewer system – Differing Site Conditions.	\$31,019.00
008	1337-45	Add framing for roof penetrations. Steel framing for roof penetrations was not identified on drawings for AHU supply and return through penthouse floor, and the two boiler flues through the penthouse roof – Error or Omission.	\$6,469.00
008	1337-46	Provide new 5'10" hollow metal door and frame. Door 203-A as identified on drawings is too tall for this location – Error or Omission.	\$822.00


<b>TOTAL CHANGE ADDITION</b>	<b>\$38,310.00</b>
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$8,737,790.00</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1337 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7142

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

  
Reviewed By 2/22/2008

  
Executive Director 2/22/08

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

South Water Purification Plant Chlorine Improvements

3300 East Cheltenham Place

February 13, 2008

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	\$152,850.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$48,139,850.00</b>
003	1339-17	Provide a temporary truck turnaround. Supply delivery, grading, and compacting of crushed stone or gravel at the chemical delivery lane to allow bulk chemical trucks to negotiate turns to access the chemical unloading stations – Owner Directed.	\$3,953.00

TOTAL CHANGE ADDITION

\$3,953.00

**ADJUSTED CONTRACT PRICE AFTER APPROVAL**

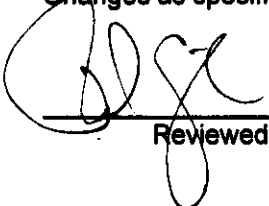
**\$48,143,803.00**

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 7142

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

  
2/22/2008  
Reviewed By

  
2-22-08  
Executive Director

NOTICE OF AWARD  
 FEBRUARY 2008

REQUEST FOR SERVICE \$25,000 & UNDER					
Project Name	Service	Assigned PM	Firm	\$Total	Associated contract number
PBC Administration	Temp work for HR	C. Harris-Wright	Account Temps	\$877.50	PS1221
PBC Administration	Flat Screen Monitors	B. Campney	System Solutions, Inc. U.S. Green Building Council	\$1,095.00	PS599
Avalon Branch Library	LEED Certification	J. Gallagher		\$1,500.00	PS1222

NOTICE OF AWARD  
FEBRUARY 2008

SPECIALTY CONTRACTS						
Project Name	Service	Assigned PM	Firm	\$Total	Associated contract number	
Kelly Curie Gage Park Area High School	ALTA Survey Expanded ALTA Survey	S. Ekaitis	Advanced Surveying & Mapping	\$13,960.00	PS1193	
Kelly Curie Gage Park Area High School	Expanded ALTA Survey	S. Ekaitis	Advanced Surveying & Mapping	\$4,865.00	PS1161	
Belmont Cragin Area Elementary School	Phase I ESA Expanded ALTA Survey	L. Benson	Carnow, Conibear & Associates	\$11,030.00	PS1196	
Belmont Cragin Area Elementary School	Expanded ALTA Survey	L. Benson	Tecma Associates, Inc.	\$17,736.00	PS1178	
South Shore Replacement High School	Environmental Phase II Site Assessment	S. Ekaitis	MACTEC Engineering & Consulting	\$25,505.00	PS1215	
South Shore Replacement High School	Additional ALTA Survey services	S. Ekaitis	Tecma Associates, Inc.	\$820.00	PS1231	
Back of the Yards Area High School	Phase I ESA -Follow up Services	S. Ekaitis	GSG Consultants, Inc.	\$1,750.00	PS1211	
Southwest Area Middle School	Environmental Additional Soil Testing	K. Schedel	Carnow, Conibear & Associates	\$7,828.00	PS1199	
Engine Company 109	Phase I ESA	S. Ekaitis	VERSAR, Inc.	\$1,250.00	PS1184	