

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JULY 8, 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 July 8, 2008 at 2:30 P.M.

The following Commissioners were present:

Richard M. Daley, Chairman
Arthur M. Brazier
Adela Cepeda
Gery J. Chico
Robert B. Donaldson
Benjamin Reyes
Cynthia M. Santos
Samuel Wm. Sax
Todd H. Stroger
Gerald M. Sullivan
Rufus Williams

Also present were:

Erin Lavin Cabonargi

J. Alvarez
V. Alvarez
L. Bannister
G. Bell
L. Benson
G. Biagi
G. Bronner
D. Burton
B. Campney
E. Chin
D. Davis
E. Davis
S. Ekaitis
M. Fernandez
E. Fisk

A. Fredd
J. Gallagher
J. Gallagher
W. Garcia
R. Garrett
L. Giderof
M. Gilfillan
K. Hall
P. Harney
J. Hartman
T. Haymaker
B. Hendrix
D. Hightower
K. Holt
C. Hurst
J. Jack
D. Jackson
E. Johnson
S. Johnson
J. Jones
M. Kelly
T. Kutas
T. Later
M. Lindstrom
J. Mark
G. McGleam
T. McHugh
D. McNabb
J. Meeks
M. Merchant
E. Miller
K. Mullaney
L. Neal
P. O'Deen
J. O'Donnell
J. Plezbert
V. Rias
H. Renteria
O. Rodriguez
A. Rodgers
B. Rubin
O. Ruffin

B. Sandner
T. Sass
K. Smith
P. Smith
P. Spieles
J. Stein
L. Tomas-Foster
A. Vaca
P. Varnava
J. Valentin
G. Villegas
V. Vujovic
A. Wiggins
J. Wilson
D. Winters
D. Zambrana

The reading of the minutes of the June 10, 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.

Next, Commissioner Santos presented a report regarding the Administrative Operations (AO) meeting held on June 26, 2008 which is summarized as follows:

- ◆ **Field Orders and Proposed Change Orders** – Field Orders were issued for the following projects: 9th District Police Station; Fire Station Engine Companies 18, 70 and 102; Gale Community Center; Langston Hughes Elementary School and Skinner Elementary School; Vehicle Maintenance Facility; and Westinghouse High School. The AO Committee accepted the report recommending approval of change orders for Gale Community Center, Fire Station Engine Company 18, and Beverly Branch Library.
- ◆ **Report on Program Management Office (PMO) Services** – The Director of Development provided a report concerning the proposed appointment of The Rise Group to provide Program Management Office (PMO) Services. Sixteen (16) firms submitted Statements of Qualifications in response to PBC's Request for Qualifications. Following in-depth interviews with the two finalists, the Evaluation Committee unanimously recommended The Rise Group as the firm best qualified to provide the required PMO services. The AO Committee accepted the recommendations to (a) appoint The Rise Group as PMO and (b) authorize the execution of a PMO agreement which will include mobilization and transition services for a period of not more than 90 days at a maximum fee of \$500,000 plus

reimbursables. During the discussion that ensued, it was recommended that the proposed appointment should be in the form of two contracts consisting of a preliminary agreement for an initial period during which a status report of all projects would be prepared and reported to the Commission, followed by a Master Agreement for the required multi-year term (including the detailed scope of services and compensation terms) to be presented to the Board for review and approval within 90 days.

- ◆ **Report on Specialty Consultants** – The AO Committee accepted the Notice of Awards report to the following specialty consultants: ALTA Survey for Peck Elementary School; Legal Survey and Legal Description for Lee Pasteur Hurley Area Elementary School; Construction Material Testing for Langston Hughes/Davis Elementary School, Southwest Area Middle School, Belmont Cragin Area Elementary School and Westinghouse High School; Phase I Environmental Site Assessment for Brighton Park II Area Elementary School; Phase II Environmental Site Assessments for South Shore High School, Taylor-Lauridsen Fieldhouse and Jesse Owens Fieldhouse.
- ◆ **Report by Legal Counsel** – The AO Committee accepted the reports by Legal Counsel recommending approval of acquisition prices for the purchase of property located at 415-417 East 79th Street for the Whitney Young Branch Library and 3715-3729 S. St. Louis Avenue for the Brighton Park I Area Elementary School. A further report will be provided during Executive Session.

The report of the Administrative Operations Committee was accepted.

RESOLUTION NUMBER 7194 WILL NOT BE USED

Next, Commissioner Rufus Williams presented a report regarding the Audit Committee meeting held on June 26, 2008 which is summarized as follows:

- ◆ **Proposed Appointment of Prado & Renteria to Perform Quarterly Reviews of PBC's Internal Controls** – The Director of Procurement recommended that PBC appoint Prado & Renteria, certified public accountants, to perform consulting services related to the quarterly review of internal controls in response to the Management Letter of Recommendations and Responses regarding the 2006 Audit. Seven firms submitted proposals that were evaluated on the basis of previous experience, detail of methodology, pricing, team member expertise and reasonableness of estimated hours. Following the evaluations, it was recommended that PBC appoint Prado & Renteria for this engagement for a fee not to exceed \$125,000. Prado & Renteria, an MBE firm, will perform 95% of the work and the remaining 5% will be performed by Velma Butler & Co., a certified WBE firm. The report was accepted by the Audit Committee.
- ◆ **Proposed Appointment of Bronner Group, LLC for PBC Policy and Procedure Development** – The Director of Procurement recommended that PBC appoint the

Bronner Group, LLC to perform consulting services related to the development of PBC's policies and procedures in response to the Management Letter of Recommendations and Responses regarding the 2006 Audit. Services will include quality control, review and development of policy and procedures forms, development of staff testing to assess comprehension, presentations and reports. Two proposals were received and, after evaluation, it was recommended that PBC appoint Bronner Group, LLC to perform this service for a fee not-to-exceed \$113,000. 75% of the work will be performed by Bronner Group, a WBE firm, and the remaining 25% will be performed by R.M. Chin, an MBE firm. The report was accepted by the Audit Committee.

The Executive Director then called upon Paul Spieles, Director of Development, 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 "A". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7195

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
Gerald M. Sullivan, Rufus Williams – 11

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 "B".

The Executive Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 10 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 "C".

The Board of Commissioners was next presented with consideration of approval of the appointment of Prado & Renteria, Certified Public Accountants, Prof. Corp. to provide consulting services related to Quarterly Reviews of Public Building Commission Internal Controls during the contract period which is expected to extend through the third quarter of 2009. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7196

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Prado & Renteria, Certified Public Accountants, Prof. Corp. to provide consulting services related to Quarterly Reviews of Public Building Commission Internal Controls for a fee not-to-exceed \$125,000 during the contract period which is expected to extend through the third quarter of 2009.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
Gerald M. Sullivan, Rufus Williams – 11

Commissioners voting in the negative:

None

Next, the Executive Director presented to the Board of Commissioners for consideration of approval the appointment of Bronner Group, LLC to provide consulting services related to Public Building Commission Policy and Procedure Development. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7197

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Bronner Group, LLC to provide consulting services related to Public Building Commission Policy and Procedure Development for a fee not-to-exceed \$113,000 during the contract period which is expected to extend through the third quarter of 2008.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
Gerald M. Sullivan, Rufus Williams – 11

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the appointment of The Rise Group to provide program management office (PMO) services to the Public Building Commission. As previously discussed during the Administrative Operations Committee, the scope of services to be performed during the initial contract period would include a review of the status of all current projects in design or construction followed by a report to the Board of Commissioners and a master Agreement for PMO services and compensation terms. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7198

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of The Rise Group, to provide preliminary program management office services including, without limitation, the preparation of a report to the Board of Commissioners detailing the status of all current projects in design or construction undertaken by the Public Building Commission of

Chicago, for a period of 90 days at a maximum fee of \$500,000 plus reimburseables.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
Gerald M. Sullivan, Rufus Williams – 11

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the designation of property bounded by 86th Street on the north, Green Bay Avenue on the east, 87th Street on the south and Burley Avenue on the west, Chicago, Illinois and legally described hereinbelow as a site to be acquired for the development and construction of the new Southeast 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. 7199

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 bounded by 86th Street on the north, Green Bay Avenue on the east, 87th Street on the south and Burley Avenue on the west, Chicago, Illinois and legally described hereinbelow (the "Property"), for the development and construction of a new Southeast Area High School (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 bounded by 86th Street on the north, Green Bay Avenue on the east, 87th Street on the south and Burley Avenue on the west, Chicago, Illinois, and legally described as follows (the "Property") is hereby selected, located and designated for acquisition and construction of a new high school.

SOUTHEAST AREA HIGH SCHOOL

8615 S. Burley

(Area bounded by 86th Street on the north, Green Bay Avenue on the east,
87th Street on the south and Burley Avenue on the west)

Chicago, Illinois

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 297 FEET, THE SOUTH 40 FEET AND BURLEY AVENUE.

PINS 21-32-212-002, and
21-32-500-002 (PARTIAL-EAST SIDE OF BURLEY PORTION)

3. 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 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:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
 Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
 Gerald M. Sullivan, Rufus Williams – 11

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1468, Construction Work for the new Norwood Park Satellite Senior Center project located at 5801 N. Natoma Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7200

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. 1468, Construction Work for the new Norwood Park Satellite Senior Center project located at 5801 N. Natoma Avenue, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Oakley Construction Company, Inc.	\$2,310,254.28	\$2,206,292.84
The Lombard Company	\$2,283,000.00	\$2,215,652.50
FH Paschen, SN Nielsen & Assocs., LLC	\$2,326,000.00	\$2,236,681.60
John Burns Construction Company	\$2,389,000.00	\$2,310,163.00

; and

WHEREAS, the bid of Oakley Construction Company, Inc. 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, Oakley Construction Company, Inc. 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 Employers Mutual Casualty Company, a

corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1468 be awarded to Oakley Construction Company, Inc., and Employers Mutual Casualty Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to Oakley Construction Company, Inc., Contract No. 1468, Construction Work for the new Norwood Park Satellite Senior Center project pursuant to the terms thereof for the base contract price of \$2,310,254.28 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. 1468, subject to the completion and delivery to the Commission of said form of bond by Oakley Construction Company, Inc., as principal, and Employers Mutual Casualty Company, as surety, in the principal amount of \$2,310,254.28, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
Gerald M. Sullivan, Rufus Williams – 11

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 Whitney Young Branch Library project and Brighton Park I Area Elementary 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. 7201

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 Whitney Young Branch Library project and Brighton Park I Area Elementary School project under Section 2(c)5 of the Open Meetings Act.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
Gerald M. Sullivan, Rufus Williams – 11

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 Whitney Young Branch Library project located at 415-417 E. 79th Street, Chicago, Illinois. The Owner of the property is Oak Park Trust and Savings Bank as trustee under trust agreement dated and known as trust number 9173, William Hubbard beneficiary of the trust. The Property appraised by David DuBois on behalf of the Public Building Commission at a value of \$230,000 or \$69.85 a square foot. The Owner's attorney submitted an executed Real Estate Sale Contract dated May 22, 2007 in the amount of \$280,000 as evidence of the value of the property and the price a willing purchaser would pay. After numerous discussions with the Owner and his attorney, a negotiated settlement in the amount of \$260,000 or 78.96 per square foot was reached. The recommended settlement of \$260,000 was approved by the Chicago Public Library Board on June 17, 2008. Legal Counsel recommended approval of the settlement for the acquisition of the subject property in the amount of Two Hundred Sixty Thousand Dollars (\$260,000.00).

Next, Legal Counsel presented to the Board of Commissioners for consideration of approval the proposed purchase price of property required for the Brighton Park I Area

Elementary School project located at 3715-3729 S. St. Louis Avenue, Chicago, Illinois (the "Property"). The Owner of the property is Hei Yong Kwok. The Property is improved with an 116,000 square foot one and part two story, masonry and metal constructed industrial building currently listed for sale by Paine Wetzal at \$3,550,000. The Property was appraised by Kathleen Dart of KMD Valuation Group, LLC., at \$2,920,000 (\$25 per square foot) and James Gibbons of Gibbons and Gibbons at \$2,785,000 (\$24 per square foot). After extensive negotiations, the owner has accepted and the Board of Education has approved \$3,063,000 for the acquisition of the Property. As part of the settlement, Mr. Kwok has agreed to allow all of the leases to expire and to keep the building vacant until closing thereby eliminating moving and relocation costs so that PBC can take possession of the Property at closing. Based upon these facts, Legal Counsel recommended settlement and acquisition of the Property for the amount of \$3,063,000, subject to acceptable environmental and geotechnical conditions.

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

RESOLUTION NO. 7202

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 Whitney Young Branch Library project on behalf of the City of Chicago for the purchase price set forth opposite the owner and address for such parcel:

Whitney Young Branch Library

<u>Owner</u>	<u>Address</u>	<u>Purchase Price</u>
Oak Park Trust and Saving Bank as trustee under trust agreement dated and known as trust number 9173 William Hubbard, (beneficiary)	415-417 E. 79 th Street	\$260,000.00

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
 Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
 Gerald M. Sullivan, Rufus Williams – 11

Commissioners voting in the negative:

None

RESOLUTION NO. 7203

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 Brighton Park I Area Elementary School project on behalf of the Board of Education for the purchase price set forth opposite the owner and address for such parcel:

Brighton Park I Area Elementary School

<u>Owner</u>	<u>Address</u>	<u>Purchase Price</u>
Hei Yong Kwok	3715-3729 S. St. Louis Avenue	\$3,063,000

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:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
 Gery J. Chico, Robert B. Donaldson, Benjamin Reyes,
 Cynthia M. Santos, Samuel Wm. Sax, Todd Stroger,
 Gerald M. Sullivan, Rufus Williams – 11

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

BOARD MEETING – July 8, 2008

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
July 8, 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 JULY	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Gale Community Center (1620 W. Howard) Project Manager: Robert Ochi, PMO	1336	FHP Tectonics d/b/a FH Paschen & SN Nielsen	\$5,994,000.00	\$620,292.68	\$6,584,282.68	\$51,130.00	\$6,635,412.68	11.26%
Engine Company 18 (1360 S. Blue Island) Project Manager: George Panages, PMO	1453	The Lombard Company	\$9,330,000.00	\$195,640.00	\$9,525,640.00	(\$188,472.48)	\$9,337,167.52	0.08%
Beverly Branch Library (1962 W. 95th Street) Project Manager: Kevin Hall, PBC	1459	Blinderman Construction Co., Inc.	\$6,833,681.00	\$0.00	\$6,833,681.00	\$0.00	\$6,833,681.00	0.00%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Gale Community Center

1620 W. Howard

July 8, 2008

FHP Tectonics d/b/a FH Paschen
& SN Nielsen Associates
8725 W. Higgins Road, Suite 200
Chicago, Illinois 60631

CHNG	BULL	CONTRACT NUMBER 1336	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$5,964,000.00
NUM		APPROVED CHANGE ORDERS	\$ 620,282.68
ADJUSTED CONTRACT PRICE TO DATE			\$6,584,282.68
007	1336-005	Provide credit for water service valve basin shown on contract documents but was installed by the City of Chicago. Other.	(\$1,000.00)
007	1336-043	Reimburse the General Contractor for costs associated with the building's utility bills during the period between the issuance of the Certificate of Substantial Completion and the issuance of the Certificate of Occupancy. Other.	\$21,827.00
007	1336-044	Remove and replace the installed ship's ladder with a metal fabricated stair for improved access and safety due to design and code interpretations. The change will involve some minor demolition and modification to the existing landing, as referenced in Bulletin 44. Other - Code Compliance.	\$30,303.00
TOTAL CHANGE ADDITION			\$51,130.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$6,635,412.68

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1336 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7195

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Engine Company 18

1360 S. Blue Island

July 8, 2008

The Lombard Company

4245 West 123rd Street

Alsip, IL 60803

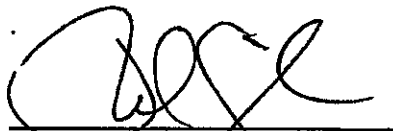
CHNG	BULL	CONTRACT NUMBER 1453	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$9,330,000.00
NUM		APPROVED CHANGE ORDERS	\$ 195,640.00
ADJUSTED CONTRACT PRICE TO DATE			\$9,525,640.00
004	1453-20	Provide credit for removal of Underground Storage Tanks, contaminated groundwater, and concrete obstructions per Bulletin 20 dated 4/16/08. No Underground Storage Tanks or groundwater has been discovered during site excavation. Differing Site Conditions.	(\$239,880.00)
004.	1453-21	Modify building mount for security cameras and add an additional camera (bring total to 8) to provide full security coverage for the project site. Error or Omission.	\$8,240.00
004	1453-32	Provide plumbing, mechanical and ceiling revisions per Bulletin 32 dated 3/28/08. Error or Omission.	\$27,648.00
004	1453-36	Replace P type lighting fixtures with P1type at doors 1-16A and 1-44A per Bulletin 36 dated 5/30/08. Error or Omission.	\$3,114.50
004	1453-44	Delete pressure washer and associated gas and vent connections per Bulletin 44 dated 5/20/08. Error or Omission.	(\$9,823.00)
004	1453-46	Provide revisions to steel per Bulletin 46 dated 5/23/08. Error or Omission.	\$8,555.26
004	1453-50	Provide fire alarm tie box and wiring per Bulletin 50 dated 5/29/08. Error or Omission.	\$3,824.00
004	1453-52	Provide ductwork modifications and transfer grilles at Turn Out Gear Room per Bulletin 52 dated 6/6/08. Error or Omission.	\$9,309.76
004	1453-55	Provide light fixture at ATS Room 1-56 per Bulletin 55 dated 5/29/08. Error or Omission.	\$539.00
TOTAL CHANGE ADDITION			(\$188,472.48)
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$9,337,167.52

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1453 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7195

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Beverly Branch Library

1962 W. 95th Street

July 8, 2008

Blinderman Construction Co., Inc.

8501 W. Higgins Road, Suite 320

Chicago, IL 60631

CHNG	BULL	CONTRACT NUMBER 1459	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$6,833,681.00
NUM		APPROVED CHANGE ORDERS	\$ 0.00
ADJUSTED CONTRACT PRICE TO DATE			\$6,833,681.00
001	1459-004	14-day time extension for changes associated with changes to site grading and sanitary/sewer system previously approved in Proposed Change Order# 1 (7 days) and Proposed Change Order #2 (7 days). Error or Omission.	\$0.00

The Revised Substantial Completion Date is March 20, 2009.

TOTAL CHANGE ADDITION

\$ 0.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL


\$6,833,681.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1459 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7195

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



Reviewed By



Executive Director

**NOTICE OF AWARD
JULY 2008**

REQUEST FOR SERVICE \$25,000 & UNDER				
Project Name	Service		Firm	\$ Total
PBC Administration	Temporary staffing work for Purchasing		Accountemps	\$1,146.60
PBC Administration	Temporary staffing work for Purchasing		Ajilon Professional Staffing	\$834.57
PBC Administration	Purchase AutoCad Software		CDW-G	\$2,432.99

NOTICE OF AWARD
JULY 2008

SPECIALTY CONTRACTS				
Project Name	Service	M/WBE	Firm	\$Total
Peck Elementary School	ALTA Survey	MBE	Tecma Associates	\$8,400.00
Lee Pastuer Hurley Area Elementary School	Legal Survey & Legal Description		Gremley & Biedermann	\$3,000.00
Langston Hughes/Davis Elementary School	Construction Material Testing		FTL Flood Testing Laboratories	\$149,151.88
Southwest Area Middle School	Construction Material Testing	MBE	K&S Engineers, Inc.	\$107,689.00
Belmont Cragin Area Elementary School	Construction Material Testing		Terracon Consultants, Inc	\$73,530.00
Westinghouse High School	Construction Material Testing	MBE	GSG Consultants	\$15,590.00
Brighton Park II Area Elementary School	Phase I Environmental ESA		K-Plus Environmental Services	\$1,950.00
Southshore High School	Phase II Environmental ESA	MBE	GSG Consultants	\$73,200.00
Taylor-Lauridsen Fieldhouse	Phase II Environmental ESA	WBE	Carnow, Conibear & Associates, Ltd.	\$85,880.00
Jesse Owens Fieldhouse	Phase II Environmental ESA		Camp, Dresser and McKee	\$59,070.00

Surveying (Not to Exceed \$50,000.00 per award)

Phase II Environmental (Not to Exceed \$50,000.00 per award)

Environmental Design (Not to Exceed \$50,000.00 per award)

Commissioning (Not to Exceed \$125,000.00 per award)

Material Testing (Not to Exceed \$150,000.00 per award)