PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON MAY 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 May 13, 2008 at 2:30 P.M.

The following Commissioners were present:

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

The following Commissioner was absent:
Gery J. Chico
Todd H. Stroger

Also present were:

Erin Lavin Cabonargi

V. Alvarez
L. Bannister
P. Brosman
D. Burton
B. Campney
J. Clair
S. Coobe
R. Del Canto
R. Erkenswick
E. Fisk
A. Fredd
R. Giderof

K. Hall
P. Harney
K. Holt
J. Jack
D. Jackson
E. Johnson
C. Kalant
R. Kellogg
C. Kelly
T. Kirta
T. Kutas
M. Lindstrom
M. Mayo
D. McNabb
J. Meeks
E. Miller
S. Murphy
N. Nasser
L. Neal
P. O'Deen
B. O'Reilly
M. Otto
J. Plezbert
J. Ramos
R. Rapacki
R. Robicsek
O. Rodriguez
O. Ruffin
J. Salley
K. Smith
L. Sorkin
P. Spieles
J. Stein
L. Suera
P. Varnava
A. Wiggins
J. Wilson
D. Winters

The reading of the minutes of the April 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.

Next, Commissioner Santos presented a report regarding the Administrative Operations (AO) meeting held on May 6, 2008 which is summarized as follows:

- **Field Orders and Proposed Change Orders** – Field Orders were issued for Fire Station Engine Companies 18, 70, 102 and 121, the South Water Purification Plant, Westinghouse High School and the 7th District Police Station. The AO Committee accepted the reports recommending approval of change orders for Fire Station Engine Company 121, for $462,863.00 and a credit change order for South Water Purification Plant for ($120,178.00).

- **Report on Specialty Consultants** – The AO Committee accepted the Notice of Awards report to the following specialty consultants: Tecma Associates, Inc., Additional Plat of Survey for Belmont Cragin Area Elementary School $4,324.59; Versar Inc., Environmental Site Assessment Phase I Additional Services for Engine Company 109, $950.00; Ecube, Inc., Commissioning Services for Taylor Lauridsen/Jesse Owens Fieldhouses, $99,231.00; Carnow, Conibear & Associates, Inc., Environmental Site Assessment Phase I Services for Warren Park Senior Center and Norwood Park Senior Center, $1,250.00 each; K-Plus Environmental, Environmental Site Assessment Phase I for Whitney Young Library, $1,750.00; Geosyntec Consultants, Inc., Environmental Site Assessment Phase I for Brighton Park I Area Elementary School, $1,500.00; Bradburne, Briller & Johnson, LLC, Environmental Site Assessment Phase I for Ogden Replacement Elementary School, $2,100.00; Clean World Engineering, Ltd., Environmental Site Assessment Phase I for Edgewater Library, $2,950.00; Liesch Environmental Services, Inc., Environmental Site Assessment Phase I for Grand Crossing Library, $2,000.00; GSG Consultants, Inc., Environmental Site Assessment Phase II for Kelly Curie Gage Park High School, $211,560.00; W-T Land Surveying, Inc., ALTA/ACSM Land Title Survey for Brighton Park I Area Elementary School, $7,250.00; Carnow, Conibear & Associates, Inc., Environmental Consulting for Jones College Prep, $16,810.00; and Tecma Associates, Inc., Survey Services for South Shore Replacement School, $4,990.00. The AO Committee also accepted the report recommending pre-qualification of six firms to submit bids for the Kelly Curie Gage Park High School and the South Shore Replacement High School.

- **Report by Legal Counsel** – The AO Committee accepted the report recommending approval of the donation of property located at 1000-1014 East 73rd Street by Comer Science & Education Foundation for the Greater Grand Crossing Library.

- **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. 7170

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

Commissioner Rufus Williams next presented to the Board of Commissioners a report of the Audit Committee meetings on March 11, 2008 and May 1, 2008 which is summarized as follows:

- **Appointment of Deloitte as Independent Auditor to perform Annual Audit for the year ended December 31, 2007** – The Audit Committee met on March 11, 2008 to consider the appointment of Deloitte as an independent auditor for PBC's 2007 Annual Audit and a proposed engagement letter from Deloitte dated March 11, 2008. Following discussion, the appointment of Deloitte as independent auditor was deferred pending receipt of additional information requested by the Audit Committee concerning the amount of fees, level of services and PBC's internal audit function.

- A further meeting was held by the Audit Committee on May 1, 2008 to consider a revised engagement letter from Deloitte dated April 28, 2008. Following a presentation by representatives from Deloitte concerning the plan for performing the 2007 audit, an extensive discussion concerning the amount and schedule for payment of audit fees, and on recommendation of the Director of Finance, Daryl McNabb, the

Audit Committee approved the appointment of Deloitte as independent auditor to perform PBC's annual audit for the year ended December 31, 2007 for the sum of $190,000

- **PBC's Internal Controls Plan** – The Senior Director of Administrative Services, Edgrick Johnson, provided a report regarding PBC's internal controls plan. The goals of the plan are protection of assets, accuracy of records, operational efficiency and adherence by all employees to policies and procedures. Several components of the plan have been completed and an RFP will be issued for proposals to perform quarterly reviews of internal controls. The report was accepted.

The report of the Audit Committee was accepted.

The next item presented was the appointment by the Chairman of an additional member of the Audit Committee of the Public Building Commission of Chicago as follows:

Member: Cynthia Santos

The Commissioners acknowledged the appointment of the aforesaid commissioner as a member of 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 "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7171

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 5 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 Executive Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 14 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 the appointment of Deloitte & Touche LLP as independent auditor to perform the annual audit of the Public Building Commission for calendar years ending December 31, 2006 and December 31, 2007. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7172

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Deloitte & Touche LLP, an independent accounting firm, to provide professional services for the Public Building Commission's annual audit for calendar years ending December 31, 2006 and December 31, 2007 for a fee of $190,000.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Next, the Executive Director presented to the Board of Commissioners for consideration of approval a request to undertake the design and construction of seven Chicago Public Schools at various citywide locations on behalf of the City of Chicago Public Schools with funds to be provided by or on behalf of the Chicago Public Schools.

After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7173

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 seven Chicago Public Schools, as listed below, on behalf of the Chicago Public Schools with funds to be provided by or on behalf of the Chicago Public Schools.

Facility	**Address**
Avondale Irving Park Elem. School (fee not-to-exceed $45,443,456.00)	Springfield & Milwaukee Aves.
Boone Clinton Area Elementary School (fee not-to-exceed $36,232,050.00)	6700 N. Whipple Street
Brighton Park I Area Elementary School (fee not-to-exceed $48,053,408.00)	38th and St. Louis Avenue
Kelly Curie Gage Park High School (fee not-to-exceed $96,898,242.00)	53rd and St. Louis Avenue
Lee Pasteur Hurley Elementary School (fee not-to-exceed $39,654,869.00)	67th and Keating Avenue
Powell Replacement Elementary School (fee not-to-exceed $37,468,106.00)	75th and South Shore Drive
South Shore Replacement High School (fee not-to-exceed $86,734,852.00)	75th and Jeffery Avenue

NOW, THEREFORE, BE IT 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,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

The next item presented to the Commissioners for consideration of approval was a request by the Board of Education to approve Board Report 08-0423-RS13 (which amends Board Report 06-0628-RS74 previously approved at the August 8, 2006 board meeting) requesting that the Public Building Commission of Chicago undertake the design and construction of the new Langston-Hughes/Davis Developmental Replacement Elementary School located in the vicinity of 103rd and Wentworth Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7174

WHEREAS, on April 23, 2008 the Board of Education of the City of Chicago approved Board Report 08-0423-RS13 (which amends Board Report 06-0628-RS74) requesting that the Public Building Commission undertake the design and construction of the new Langston-Hughes/Davis Developmental Replacement Elementary School located in the vicinity of 103rd and Wentworth Avenue; and

WHEREAS, the Board of Education has requested that the Board of Commissioners of the Public Building Commission of Chicago undertake the design and construction of the new Langston-Hughes/Davis Developmental Replacement Elementary School located in the vicinity of 103rd and Wentworth Avenue with funds to be provided by or on behalf of the Board of Education in such amounts and sources as set forth in Board Report No. 08-0423-RS13.

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 does hereby approve the request to undertake the design and construction of the new Langston-Hughes/Davis Developmental Replacement Elementary School on behalf of the Chicago Board of Education with funds to be provided by or on behalf of the Board of Education in such amounts and from such sources as set forth in Board Report No. 08-0423-RS13.

3. 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,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of firms to be pre-qualified to provide general construction services at the Kelly Curie Gage Park High School project located at 53rd and St. Louis Avenue and the South Shore Replacement High School project located at 75th and Jeffery Avenue After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7175

BE IT RESOLVED that the recommendation by the Executive Director to approve the following firms as pre-qualified to provide general construction services at the Kelly Curie Gage Park High School and South Shore Replacement High School projects to be undertaken by the Public Building Commission is hereby accepted and filed with the Board of Commissioners of the Public Building Commission.

Kelly Curie Gage Park High School
FH Paschen/SN Nielsen & Assoc., LLC
IHC Construction Company, LLC
James McHugh Construction Company
McHugh/Riteway Joint Venture
George Sollitt Construction Company
Walsh Construction Company

South Shore Replacement High School
FH Paschen/SN Nielsen & Assoc., LLC
IHC Construction Company, LLC
James McHugh Construction Company

McHugh/Riteway Joint Venture
George Sollitt Construction Company
Walsh Construction Company

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request by the Board of Education to convey the Board's interest in a strip of land located at 5009 W. Flournoy Street, adjacent to the Michelle Clark School, Chicago, Illinois, to The Pepper Companies, Inc., a Delaware corporation, in the amount of $91,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7176

WHEREAS, the Board of Education of the City of Chicago (City of Chicago in Trust for the Use of Schools) conveyed to the Public Building Commission certain vacant property commonly known as 5009 W. Flournoy Street, Chicago, Illinois (the "Property") pursuant to the issuance of Public Building Commission Building Revenue Bonds, Series A of 1993 (the "Bonds"); and

WHEREAS, the Board of Education has determined that the Property consisting of approximately 26,275 square feet of land, and legally described hereinbelow is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Board of Education and requested that the Commission convey title to such Property to The Pepper Companies, Inc., a Delaware corporation;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request of the Board of Education to withdraw the Property from the Lease Agreement for the Bonds and transfer title to the Property legally described below as may be owned by the Commission, to The Pepper Companies, Inc.

LEGAL DESCRIPTION

The South 50.00 feet of the North 151.00 feet of Lot 176 and the South 50.00 feet of the North 152.00 feet of Lots 177 and 178 (expect the part of Lot 178 lying West of a line 935.00 feet East of the East line of Laramie Avenue) in School Trustee's Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #: 16-16-400-014 (portion of)

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and directed to execute, on behalf of the Commission, a quit claim deed, disclaimer of reversionary interests and such other documents as may be approved as to form and legality by Legal Counsel in order to convey title to such parcel of property to The Pepper Companies, Inc., a Delaware corporation.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

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 new Peck Elementary School project located at 3826 W. 58th Street, Chicago, Illinois 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. 7177

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 new Peck Elementary School project on behalf of the Chicago Public Schools for a fee not-to-exceed $200,000.

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,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1471, New Construction Work for Southwest Area Middle School project located at 3510 W. 55th Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7178

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. 1471, New Construction Work for Southwest Area Middle School project located at 3510 W. 55th Street, copies of which bids and contract documents are on file with the Commission:

Bidder	Base Bid	Award Criteria
FH Paschen/SN Nielsen & Associates, LLC	$29,390,000.00	$28,261,424.00
Sollitt/Brown & Momen Joint Venture	$30,585,000.00	$29,392,185.00
Walsh Construction Company	$30,975,575.00	$30,133,039.36
James McHugh Construction Company	$33,500,000.00	$32,109,750.00
IHC Construction Company, LLC	$33,621,298.00	$32,511,795.17

; and

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

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

WHEREAS, the staff of the Commission has recommended that Contract No. 1471 be awarded to FH Paschen/SN Nielsen & Associates, LLC, and Continental Casualty Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to FH Paschen/SN Nielsen & Associates, LLC, Contract No. 1471, New Construction Work for Southwest Area Middle School project pursuant to the terms thereof for the base contract price of $29,390,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents comprising Contract No. 1471, subject to the completion and delivery to the Commission of said form of bond by FH Paschen/SN Nielsen & Associates, LLC, as principal, and Continental Casualty Company, as surety, in the principal amount of $29,390,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1472, New Construction Work for Belmont Cragin Area Elementary School project located at 2231 N. Central Avenue, Chicago, Illinois. After discussion and consideration it was recommended that this item be deferred pending further review of proposed local business enterprise participation. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7179

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. 1472, New Construction Work for Belmont Cragin Area Elementary School project located at 2231 N. Central Avenue, copies of which bids and contract documents are on file with the Commission:

Bidder	Base Bid	Award Criteria
Walsh Construction Company	$26,982,592.00	$26,248,665.50
FH Paschen/SN Nielsen & Associates, LLC	$27,671,000.00	$26,608,433.60
Sollitt/Brown & Momen Joint Venture	$28,093,000.00	$26,997,373.00

; and

WHEREAS, after review and evaluations, it was recommended that this contract be deferred pending further review by PBC staff and the Administrative Operations Committee.

NOW, THEREFORE, BE IT RESOLVED that Contract No. 1472, New Construction Work for Belmont Cragin Area Elementary School is hereby deferred.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan,

Rufus Williams – 9

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1467, New Construction Work for Warren Park Satellite Senior Center project located on property owned by the Chicago Park District at 6601 N. Western Avenue, Chicago, Illinois. This item was deferred at the request of the Chicago Park District for further review. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7180

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. 1467, New Construction Work for Warren Park Satellite Senior Center project located at 6601 N. Western Avenue, copies of which bids and contract documents are on file with the Commission:

Bidder	Base Bid	Award Criteria
FH Paschen/SN Nielsen & Associates, LLC	$2,414,000.00	$2,336,752.00
The Lombard Company	$2,498,000.00	$2,424,309.00
John Burns Construction Company	$2,605,000.00	$2,519,035.00
Boller Construction Company, Inc.	$2,623,000.00	$2,568,441.60
Oakley Construction Company Inc.	$2,849,207.48	$2,723,842.35

NOW, THEREFORE, BE IT RESOLVED that Contract No. 1467, New Construction Work for Warren Park Senior Satellite Center is hereby deferred.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1468, New Construction Work for Norwood Park Satellite Senior Center project located on property owned by the Chicago Park District at 5801 N. Natoma Avenue, Chicago, Illinois. This item was deferred at the request of the Chicago Park District for further review. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7181

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, New Construction Work for 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:

Bidder	Base Bid	Award Criteria
Oakley Construction Company Inc.	$2,310,254.28	$2,206,292.84
The Lombard Company	$2,283,000.00	$2,215,652.50
F.H. Paschen/S.N. Nielsen & Associates, LLC	$2,326,000.00	$2,236,681.60
John Burns Construction Company	$2,389,000.00	$2,310,163.00

NOW, THEREFORE, BE IT RESOLVED that Contract No. 1468, New Construction Work for Norwood Park Senior Satellite Center is hereby deferred.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request to accept the donation of property located at 1000-1014 E. 73rd Street for construction of the new Grand Crossing Branch Library from The Comer Science & Education Foundation ("Comer"), a not-for-profit organization. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7182

WHEREAS, Comer purchased the properties commonly known as 1000-1014 E. 73rd Street (PIN: 20-26-111-031, -032 and -033) (the "Property") and now desires to donate the subject properties to the Public Building Commission of Chicago ("PBC") or the City of Chicago for the construction of a new branch library in the Greater Grand Crossing area. The total land area of the properties is approximately 20,862 square feet; and

WHEREAS, The Chicago Public Library requested the PBC designate the subject properties for acquisition and construction of a new library branch; and

WHEREAS, the Board of Commissioners of the PBC by resolution designated the Property for acquisition and construction of the project on December 11, 2007 and, on February 6, 2008, the City Council approved an ordinance authorizing the acquisition of the Property and designating the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the donation of the Property and authorizes PBC to enter into an agreement with Comer for the donation of the Property conditioned on the PBC's commencing construction of the library within two years after the conveyance.

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,
Robert B. Donaldson, Benjamin Reyes,

Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1469, New Construction Work for Taylor-Lauridsen Park & Fieldhouse project located at 704 W. 42nd Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7183

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. 1469, New Construction Work for Taylor-Lauridsen Park & Fieldhouse project located at 704 W. 42nd Street, copies of which bids and contract documents are on file with the Commission:

Bidder	Base Bid	Award Criteria
Burling Builders, Inc.	$6,941,000.00	$6,708,476.50
FH Paschen/SN Nielsen & Associates, LLC	$7,452,000.00	$7,165,843.20
John Burns Construction Company	$7,412,000.00	$7,167,404.00
Jenkins Construction of Illinois	$7,382,444.00	$7,382,444.00

; and

WHEREAS, the bid of Burling Builders, 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, Burling Builders, 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 Liberty Mutual Insurance 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. 1469 be awarded to Burling Builders, Inc., and Liberty Mutual Insurance 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 Burling Builders, Inc., Contract No. 1469, New Construction Work for Taylor-Lauridsen Park & Fieldhouse project pursuant to the terms thereof for the base contract price of $6,941,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents comprising Contract No. 1469, subject to the completion and delivery to the Commission of said form of bond by Burling Builders, Inc., as principal, and Liberty Mutual Insurance Company, as surety, in the principal amount of $6,941,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1470, New Construction Work for Jesse Owens Park & Fieldhouse project located at 8800 S. Clyde Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7184

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. 1470, New Construction

Work for Jesse Owens Park & Fieldhouse project located at 8800 S. Clyde Avenue, copies of which bids and contract documents are on file with the Commission:

Bidder	Base Bid	Award Criteria
Burling Builders, Inc.	$6,834,000.00	$6,605,061.00
Jenkins Construction of Illinois	$6,743,916.00	$6,743,916.00
FH Paschen/SN Nielsen & Associates, LLC	$6,988,000.00	$6,764,384.00
John Burns Construction Company	$7,744,000.00	$7,434,240.00
The Lombard Company	$7,770,000.00	$7,595,175.00

; and

WHEREAS, the bid of Burling Builders, 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, Burling Builders, 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 Liberty Mutual Insurance 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. 1470 be awarded to Burling Builders, Inc., and Liberty Mutual Insurance 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 Burling Builders, Inc., Contract No. 1470, New Construction Work for Jesse Owens Park & Fieldhouse project pursuant to the terms thereof for the base contract price of $6,834,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents

comprising Contract No. 1470, subject to the completion and delivery to the Commission of said form of bond by Burling Builders, Inc., as principal, and Liberty Mutual Insurance Company, as surety, in the principal amount of $6,834,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Cynthia M. Santos, Samuel Wm. Sax, Gerald M. Sullivan,
Rufus Williams – 9

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 -
May 1, 2008

Amendment	Project	Consultant	Reason for the Proposed Amendment	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Current Cost of Construction (including approved change orders)	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Hayes Park Natatorium	DeStefano & Partners (PS 317) AOR	The proposed amendment is compensation in the amount of $220,000.00 for additional services rendered and required to be performed by the AOR. The additional services were provided during a period which began upon the expiration of DeStefano + Partners' AOR contract on October 31, 2001 through May 14, 2004, when the facility opened.	$220,000.00	$720,000.00	$6,941,244.91	10.4%
2	Engine Company 70	Bauer Latoza Studio (PS 814 - A5) AOR	This amendment represents user-requested additional services in the amount of $3,200.00 for the AOR to assist in the selection and installation of a Chicago Fire Department historic relic for the new Engine Company 70. Work includes: - Visit and review the collection of Chicago Fire Department relics; - Provide recommendation for installation at Engine Company 70 of a selected item from the collection; - Attend two meetings with stakeholders for coordination and selection; - Design an exterior site placement and concrete pad for the installation of the selected item; - Issue associated Bulletin and review completed work. The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	$3,200.00	$271,553.00	$9,408,258.19	2.9%
3	Langston Hughes / Davis Developmental Elementary School	SMNG-A (PS 1041 - A1) AOR	This amendment represents PBC-requested additional services in the amount of $87,360.00 for the AOR to provide the following during the construction phase of the project: - onsite observation during construction; - attend weekly progress meetings on site; - prepare field reports (1 per site visit); - monitor progress and quality of construction completed, and; - verify the work is being performed in accordance with the Contract Documents. Allotted time is an average of 12 hours per week and assume a construction phase period of 453 calendar days (65 calendar weeks). The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	$87,360.00	$1,673,360.00	$30,220,000.00	5.5%
4	Mark T. Skinner Elementary School	SMNG-A (PS 1098 - A2) AOR	This amendment represents PBC-requested additional services in the amount of $88,704.00 for the AOR to provide the following during the construction phase of the project: - onsite observation during construction; - attend weekly progress meetings on-site; - prepare field reports (1 per site visit); - monitor progress and quality of construction completed, and; - verify the work is being performed in accordance with the Contract Documents. Allotted time is an average of 12 hours per week and assumes a construction phase period of 463 calendar days (66 calendar weeks). The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	$88,704.00	$2,053,144.00	$25,835,000.00	7.9%

"EXHIBIT A"

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – May 13, 2008

CHANGE ORDERS

"EXHIBIT B"

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
May 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 MAY**	**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	$1,568,783.00	$8,762,483.00	$462,863.00	$9,225,346.00	28.24%
South Water Purification Plant Chlorine Improvements (3300 E. Cheltenham Pl.) Project Manager: Tom Griggs	1339	The George Sollitt Construction Company	$47,987,000.00	$141,551.00	$48,128,551.00	($120,178.00)	$48,008,373.00	0.04%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Engine Company 121

1724 W. 95th Street

May 13, 2008

Pacific Construction Services
4700 N. Ravenswood, Suite B
Chicago, IL 60640

CHNG ORDR NUM	BULL NUM		
		CONTRACT NUMBER 1337	
		ORIGINAL CONTRACT PRICE	$7,193,700.00
		APPROVED CHANGE ORDERS	$1,568,783.00
		ADJUSTED CONTRACT PRICE TO DATE	**$8,762,483.00**
011	1337-13	Provide and install appliances per Bulletin # 13: one gas range, one dishwasher, four refrigerators, one ice maker, and one microwave oven. Client Directed Change.	$39,260.00
011	1337-27	Relocate the floor drain for the dishwasher from the plumbing chase to the floor east of the ice maker, under the counter, per RFI # 99. Error or Omission.	$2,968.00
011	1337-42	Modify specification for Global Building Management System as described in Bulletin 42 dated 2/4/08. Modifications include: - modification of controls / graphics; - additional spare parts (VAV controllers, FPB controllers, AHU controller, duct sensors); - addition of servers and protocols analyzers; - addition of web-supervisor software; - addition of 2 uninterruptible power supplies; - addition of graphical user interface; - additional testing and commissioning. Client Directed Change.	$35,210.00
011	1337-43	Relocate existing bus shelter. Provide new concrete pad and electrical service per Bulletin 21 dated 8/27/07. Client Directed Change.	$1,900.00
011	1337-47B	Provide general conditions associated with the 104 day time extension granted in Board Change Order # 10 (1337-47), which was approved at the April 2008 Board Meeting. Differing Site Conditions. Client Directed Change.	$45,860.00
011	1337-48	Replace fan power box at dining room with two lower profile boxes. Error or Omission.	$8,036.00
011	1337-50	Replace two existing trees with new trees at Vanderpoel. Delete two new proposed trees at new bus shelter location. Net change in tree count is zero. Scope of work involves removal of the two existing trees. Error or Omission.	$1,018.00
011	1337-53	Provide 1 ½" insulation for the return hot water piping and provide 1 ½" insulation in lieu of the 1" insulation specified for the solar supply piping as noted in Submittal 15083: Piping Insulation. Error or Omission.	$6,656.00

011	1337-54	Provide additional stainless steel ductwork in turn-out gear room per RFI140 response and Bulletin 54 dated 1/7/08. System to be balanced in accordance with revised Specification 17695-7. Client Directed Change.	$6,996.00
011	1337-55	Provide gas pressure regulator per Bulletin 55 dated 1/7/08. Error or Omission.	$2,843.00
011	1337-57	Provide geotextile fabric as barrier in landscaped area per Bulletin 57 dated 1/11/08 as a substitution to excavation to 3' below grade. Differing Site Conditions.	$0.00
011	1337-58	Provide additional fill at voids left by buried obstruction removal during sewer activities. Differing Site Conditions.	$18,977.00
011	1337-59	Provide additional sidewalks per Bulletin 59 dated 2/6/08. Client Directed Change.	$2,498.00
011	1337-60	Provide changes to planting schedule per Bulletin 60 dated 1/24/08. Client Directed Change.	$13,017.00
011	1337-61	Provide credit for non-compliant AESS tolerances per Bulletin 61 dated 1/24/08. Client Directed Change.	($2,500.00)
011	1337-62	Provide mullion enclosure caps for open-ended mullions per Bulletin 62 dated 2/12/08. Error or Omission.	$5,537.00
011	1337-64	Relocate 2 cord reels at apparatus bay per Bulletin 64 dated 2/21/08. Client Directed Change.	$2,017.00
011	1337-65	Provide winter conditions handling of site concrete work, including excavation at sidewalks as directed by Owner's Testing Agent. Differing Site Conditions.	$32,344.00
011	1337-66	Provide plumbing modifications to the truck fill layout at the apparatus bay per Bulletin 66 dated 3/3/08. Error or Omission.	$3,726.00
011	1337-67	Provide the following revisions to fences per Bulletin 67 dated 3/17/08: - Adjust site vinyl fence to jog around existing utility pole; - Adjust side gate at parking lot from single 6' gate to double 3' gates. Error or Omission.	$2,459.00
011	1337-68	Provide emergency shut-off for gas at kitchen per Bulletin 68 dated 3/17/08. Error or Omission.	$1,970.00
011	1337-69	Provide Category 5 cable from Watch Tower to Electrical Room per Bulletin 69 dated 3/31/08. OEMC requested the line to provide a test point from the watch tower to the OEMC signal line. Client Directed Change.	$701.00
011	1337-70	Provide the following electrical revisions per Bulletin 70 dated 3/17/08: - Provide outlet for test kit cabinet in Penthouse; - Provide power/circuiting for penthouse control panels. Error or Omission.	$2,253.00
011	1337-71	Provide Variable Frequency Drive for Energy Recovery nit MAU-1 per Bulletin 71 dated 4/7/08. Error or Omission.	$3,085.00
011	1337-114B	Remove and replace entire median on 95th Street in front of Engine 121 to accommodate station egress/ingress, partial removal of median in front of parking lot to accommodate parking lot traffic, remove and restore curbs, add ADA complaint ramp at Charles Street and mark paving. Client Directed Change.	$123,601.00

011	1337-114C	Provide revisions to the median near the train tracks on 95th Street per Bulletin 14C dated 3/10/2008. Client Directed Change.	$102,433.00

TOTAL CHANGE ADDITION	$462,863.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$9,225,346.00**

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 7171

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

5/16/08

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

South Water Purification Plant Chlorine Improvements

3300 East Cheltenham Place

May 13, 2008

The George Sollitt Construction Company
790 North Central Avenue
Wood Dale, IL 60191

CHNG ORDR NUM	BULL NUM	**CONTRACT NUMBER 1339**	
		ORIGINAL CONTRACT PRICE	$47,987,000.00
		APPROVED CHANGE ORDERS	$141,551.00
		ADJUSTED CONTRACT PRICE TO DATE	**$48,128,551.00**
005	1339-03	Implement the revisions to relevant Contract Drawings in response to Supplementary Drawings SD-6, SD-7, and SD-8 and Revised Drawings A36 and A44 forwarded on February 23, 2007. Other – Design Revision.	$1,682.00
005	1339-05	Add glass block at column line 11 between F.1 and D.1. Also, change generator louver size from 8'4" to 11'4." Error or Omission.	$2,840.00
005	1339-22	Widen three sliding door openings, add three sliding door bracing stub walls and embed three sliding door rails. Error or Omission.	$14,800.00
005	1339-25	Close the following unit price items, which will not be required due to Excavation being complete for the new Chlorine Building: - Close Unit Price Item No. 4 (Special Waste Excavation and Disposal) at zero units used; - Close Unit Price Item No. 5 (Hazardous Waste Excavation and Disposal) at zero units used; - Close Unit Price Item No. 6 (Waste Characterization Analysis) at zero units used. Differing Site Conditions.	($139,500.00)
		TOTAL CHANGE ADDITION	($120,178.00)
		ADJUSTED CONTRACT PRICE AFTER APPROVAL	**$48,008,373.00**

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 7171

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

5/16/08
Reviewed By

Executive Director

NOTICE OF AWARD
MAY 2008

REQUEST FOR SERVICE $25,000 & UNDER					
Project Name	**Service**	**Assigned PM**	**Firm**	**$Total**	**Associated contract number**
PBC Administration	Maintenance of www.pbcchicago.com	B. Campney	Catalyst Consulting, Inc.	$ 20,000.00	PS593
PBC Administration	Laptop Computers and Printers	B. Campney	Sytem Solutions, Inc.	$ 8,793.00	PS599
PBC Administration	Color Printer Supplies	B. Campney	CDW-G	$ 4,325.92	PS775
PBC Administration	MIP Support	B. Campney	Computer Onsite	$ 3,000.00	PS913
PBC Administration	Temp work for Purchasing	D. Burton	Accountemps	$ 2,620.80	PS1221

"EXHIBIT C"

NOTICE OF AWARD
MAY 2008

SPECIALTY CONTRACTS				
Project Name	**Service**	**M/WBE**	**Firm**	**$Total**
Brighton Park I Area Elementary School	ALTA/ACSM Land Title Survey		W-T Land Surveying, Inc.	$ 7,250.00
South Shore Replacement School	Survey Services	MBE	Tecma Associates, Inc.	$ 4,990.00
Belmont Cragin Area Elementary School	Additional Plat of Survey	MBE	Tecma Associates, Inc.	$ 4,324.59
Engine Company 109	Environmental Site Assessment Phase I Additional Services		Versar Inc.	$ 950.00
Warren Park Satellite Senior Center	Environmental Site Assessment Phase I	WBE	Carnow, Conibear & Associates, Inc.	$ 1,250.00
Norwood Park Satellite Senior Center	Environmental Site Assessment Phase I	WBE	Carnow, Conibear & Associates, Inc.	$ 1,250.00
Whitney Young Library	Environmental Site Assessment Phase I		K-Plus Environmental	$ 1,750.00
Brighton Park I Area Elementary School	Environmental Site Assessment Phase I		Geosyntec Consultants, Inc.	$ 1,500.00
Ogden Replacement Elementary School	Environmental Site Assessment Phase I		Bradburne, Briller & Johnson, LLC	$ 2,100.00
Edgewater Library	Environmental Site Assessment Phase I	MBE	Clean World Engineering, Ltd	$ 2,950.00
Grand Crossing Library	Environmental Site Assessment Phase I		Liesch Environmental Services, Inc.	$ 2,000.00
Kelly Curie Gage Park Area High School	Environmental Site Assessment Phase II	MBE	GSG Consultants, Inc.	$ 211,560.00
Jones College Prep	Environmental Consulting	WBE	Carnow, Conibear & Associates, Inc.	$ 16,810.00
Taylor Lauridson/Jesse Owens Fieldhouses	Commissioning Services		Ecube, Inc.	$ 99,231.00

"EXHIBIT D"