

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON FEBRUARY 10, 2009**

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 10, 2009 at 2:30 P.M.

The following Commissioners were present:

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

The following Commissioner was absent:

Richard M. Daley, Chairman

Also present were:

Erin Lavin Cabonargi

V. Alvarez  
M. Bagan  
P. Brosham  
D. Burton  
B. Campney  
R. Canto  
V. Colla  
T. Davis  
D. DuPree  
D. Earnhart  
S. Ekaitis  
R. Evans

A. Fredd  
A. Garcia-Abner  
L. Giderof  
R. Giderof  
K. Hall  
J. Hartman  
T. Haymaker  
D. Hightower  
K. Holt  
J. Jack  
D. Jackson  
E. Johnson  
G. Johnson  
L. Ketterl  
T. Kikta  
T. Later  
J. Layne  
E. Manning  
T. McGrath  
H. McGraw  
T. McHugh  
D. McNabb  
J. Meeks  
C. Metz  
E. Miller  
N. Nasser  
L. Neal  
J. Plezbert  
B. Quinn  
B. Robicseh  
J. Rodriguez  
B. Sandner  
K. Smith  
P. Spieles  
J. Stein  
H. Strong  
M. Torres  
G. Villegas  
A. Watson  
R. Westbrook  
A. Wiggins  
S. Williams

J. Wilson  
D. Winters  
J. Zielinski

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 13, 2009 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 February 29, 2009 which is summarized as follows:

- ◆ **Report by Executive Director Concerning 2008 Year End Reports** – The Executive Director presented the following reports to the AO Committee: Market Conditions Report; Economic Stimulus; 2009 Program Forecast Report; and Monthly Project Status Report. Also presented were the M/WBE Commitment Report 2008 Construction Awards; M/WBE Compliance 2008 Construction Project Completion; 2008 Completed and Active Projects Construction Change Order % Report; and Specialty Consultants 2008 Award and Commitment Report. The AO Committee accepted the reports.
- ◆ **Field Orders and Proposed Change Orders** – Field Orders were issued for the following projects: Belmont Cragin Area Elementary School; Beverly Branch Library; Miles Davis Elementary School; Norwood Park Senior Satellite Center; South Water Plant Chlorine Improvements; South Shore Replacement High School; Southwest Area Middle School; Taylor Lauridsen Field House; and Westinghouse High School. The AO Committee accepted the report recommending approval of a change order for the South Water Plant Chlorine Improvements in the sum of \$23,174.00.
- ◆ **Report on Specialty Consultants** – The AO Committee accepted the Notice of Awards report to the following specialty consultants: Phase I Environmental Site Assessment (ESA) for Gwendolyn Brooks College Preparatory Academy to Carnow, Conibear & Associates Ltd., for \$33,712.50; Phase II ESA Additional Services for 23<sup>rd</sup> District Police Station to Kowalenko Consulting Group, Inc., for \$72,567.50; Phase II ESA Additional Services for West Humboldt Park Library to Carnow, Conibear & Associates Ltd., for \$21,120.00; Phase II ESA Additional Services for Jones College Preparatory to Carnow, Conibear & Associates Ltd., for \$46,290.00; Phase II ESA Additional Services for Kelly Curie Gage Park High School to GSG Consultants, Inc., for \$38,000.00; and Environmental Design Services for Kelly Curie Gage Park High School to GSG Consultants, Inc., for not-to-exceed \$50,000.00;

- ◆ **Report on Appointment of Architect of Record** – The AO Committee accepted the report recommending appointment of BLDD/Brooks Architects Joint Venture, LLC as the Architect of Record for the Gwendolyn Brooks College Preparatory Academy Addition and Renovation Project.
- ◆ **Report by Legal Counsel** – The AO Committee accepted the report by Legal Counsel concerning a proposed amendment to the Ethics Resolution, which would require annual ethics training for all PBC employees and officials, including board members.
- ◆ **Report on Executive Session** – Legal Counsel provided a report concerning a relocation claim for the Whitney Young Branch Library Project. A further report will be provided during Executive Session under the Open Meetings Acts.
- ◆ **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”.

During the discussion which ensued, Commissioner Reyes noted for the record his concern that PBC staff endeavor to increase the participation of qualified MBE firms performing professional services agreements on behalf of the Public Building Commission.

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. 7272

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,  
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,

Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

Commissioner Rufus Williams next presented to the Board of Commissioners a report of the Audit Committee meeting held on January 29, 2009 which is summarized as follows:

- ◆ **Review of Management Letter for the 2007 Audit** – Representatives from PBC’s external auditor, Deloitte & Touche LLP (“Deloitte”), summarized its letter dated December 15, 2008 and PBC management response. The letter identified a material weakness in cash reconciliations and a material weakness repeated from the 2006 Audit in financial reporting areas such as cash and investments, accounts receivable, capital leases, capital assets, retention, accruals, debt and project revenue recognition. The letter included recommendations for all items. Management responded that formal policies and procedures addressing all of these findings are in the final stages of implementation and are already being followed in many cases.
- ◆ **Fraud Risk Assessment** – The Management Letter also recommended that the PBC’s Fraud Risk Assessment process be completed and that deterrence programs are strengthened. Management responded that policies and procedures have been drafted and a team of senior management has been established to ensure ongoing maintenance of the Fraud Risk Assessment and necessary internal controls.
- ◆ **Project Management** – Deloitte reported a lack of formal procedures to reconcile reports generated from the project management and accounting systems. Management responded that discrepancies are currently detected through regular audits and are addressed in the appropriate system. Procedures being finalized will formalize this process, discrepancies will be systematically reduced and project reporting will become more consistent and reliable.
- ◆ **Internal Audit Function** – Deloitte noted that an internal audit function was not in place during fiscal year 2007, but that two expert consultants had been engaged during 2008 to assist with the documentation of policies, procedures and related internal controls and development of an internal control plan. PBC reported that the third party internal control reviews of the policies and procedures will begin shortly.
- ◆ **Review of the 2008 Audit Plan** – The Director of Finance reviewed the highlights of the 2008 Audit Plan assembled by Deloitte. As requested by the Audit Committee when the 2007 Audit was being reviewed, the plan was developed with the goal of issuing the 2008 audit by June 30, 2009. The plan was based on a more detailed schedule assembled by PBC with responsibilities assigned to specific PBC Finance staff.

- ◆ **Additional Fees for 2007 Audit** – 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, 2007 and 2006, and the independent Auditors Report in the sum of \$53,000.
- ◆ **Executive Session** – An Executive Session was convened for the purpose of discussing personnel matters under Section 2(c)(1) of the Open Meetings Act (5 ILCS 120). After consideration of a communication received from a former PBC employee and information provided by the Executive Director and representatives of the independent auditor, no action was taken by the Audit Committee.

The report of the Audit Committee was accepted.

The Executive Director then called upon Kevin Holt, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts 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. 7273

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:

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 – 10

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 16 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. Commissioner Chico noted for the record his

abstention from acceptance of the report regarding an award made to the firm of Primera on this agenda item. 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 6 items included on the notice of contracts awarded to specialty consultants since the previous board meeting. Commissioner Chico noted for the record his abstention from acceptance of the report regarding awards made to GSG Consultants, Inc. on this agenda item. 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 a resolution to institute an annual mandatory Public Building Commission Practices, Procedures and Protocol Training Seminar to be attended by all Public Building Commission employees and members of the Board of Commissioners. Following discussion and consideration it was recommended by the Commissioners and Legal Counsel was directed to amend the title to Public Building Commission Practices, Procedures and Protocols Training Seminar. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7274

WHEREAS, on June 8, 2004 the Board of Commissioners (the "Board") of the Public Building Commission of Chicago (the "Commission") adopted Resolution No. 6701, adopted the Commission's amended and restated code of ethics (the "Code") which had been previously adopted by Resolution No. 5371 and Resolution No. 5339; and

WHEREAS, the Board determined in the code of ethics that it is in the best interests of the Commission and the citizens of the City of Chicago to promote public confidence in the integrity of the Commission by establishing consistent standards for the conduct of the Commission's business by its employees, and contractors and officials; and

WHEREAS, the code of ethics provides extensive guidance and advice to the officials, employees and contractors of the Commission concerning the conduct and activities required in order to comply with regulations governing the conduct of public officials with respect to the administration of business and affairs of the Commission; and

WHEREAS, Section 217 of the code of ethics authorizes the Executive Director of the Commission to implement an ethics education seminar for selected employees and contractors or other persons doing business with the Commission in order to inform such persons as to their duties and responsibilities under the code of ethics; and

WHEREAS, in accordance with the foregoing provision of the code of ethics, Legal Counsel has conducted periodic ethics training seminars for employees and selected contractors of the Commission; and

WHEREAS, the members of the Board believe it would be beneficial to institute a mandatory annual training program concerning the code of ethics and practices, procedures and protocol for all employees and officials of the Commission including members of the Board of Commissioners;

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

1. The members of the Board of Commissioners of the Public Building Commission affirm their commitment to the highest ethical standards in the conduct of the business and affairs of the Commission and acknowledge their obligations under the code of ethics.

2. All employees and officials of the Commission including members of the Board of Commissioners shall annually be required to attend a training seminar to inform such persons of their duties, obligations and responsibilities under the code of ethics and Public Building Commission Practices, Procedures and Protocol.

3. All resolutions heretofore adopted by the Board of Commissioners that are in conflict with this resolution are hereby repealed to the extent of such conflict.

4. This Resolution shall become effective immediately upon its adoption.

Commissioners voting in the affirmative:

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 – 10



Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the appointment of BLDD/Brook Architects Joint Venture, LLC to provide professional services as the Architect of Record for the new Gwendolyn Brooks College Preparatory Academy Addition and Renovation project located at 250 E. 111<sup>th</sup> Street, Chicago, Illinois for a fee not-to-exceed \$3,030,000.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7275

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby appoint BLDD/Brook Architects Joint Venture, LLC to provide professional services as the Architect of Record for the new Gwendolyn Brooks College Preparatory Academy Addition and Renovation project for a fee not-to-exceed \$3,030,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director; and

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

Commissioners voting in the affirmative:

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 – 10

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1477, New Construction Work for Boone Clinton Area Elementary School project located at 6700 N. Whipple Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7276

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. 1477, New Construction Work for Boone Clinton Area Elementary School located at 6700 N. Whipple 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>
Sollitt/Oakley Joint Venture	\$23,343,000.00	\$22,327,579.50
Leopardo-Reyes II, AJV	\$23,385,674.00	\$22,514,557.64
F.H. Paschen/SN Nielsen & Assoc., LLC	\$23,583,000.00	\$22,698,637.50
William A. Randolph, Inc.	\$23,738,192.00	\$22,788,664.32
Walsh Construction Company	\$24,072,851.00	\$22,984,758.13
Henry Bros. Co.	\$23,874,000.00	\$23,062,284.00
Old Veteran Construction/Frederick Quinn Corp. Joint Venture	\$24,200,000.00	\$23,377,200.00
K.R. Miller Contractors, Inc.	\$24,517,000.00	\$23,536,320.00
Berglund/Jones Joint Venture	\$24,512,997.00	\$23,733,483.70
Kenny Construction Company	\$24,705,000.00	\$23,877,382.50

; and

WHEREAS, the bid of Sollitt/Oakley Joint Venture 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, Sollitt/Oakley Joint Venture 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 Travelers Casualty and Surety 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. 1477 be awarded to Sollitt/Oakley Joint Venture, and Travelers Casualty and Surety 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 Sollitt/Oakley Joint Venture, Contract No. 1477, New Construction Work for Boone Clinton Area Elementary School project pursuant to the terms thereof for the base contract price of \$23,343,000.00 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. 1477, subject to the completion and delivery to the Commission of said form of bond by Sollitt/Oakley Joint Venture, as principal, and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$23,343,000.00, 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,  
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1478, New Construction Work for Lee Pasteur Hurley Area Elementary School project located at 4707 W. Marquette Road, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7277

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. 1478, New Construction Work for Lee Pasteur Hurley Area Elementary School located at 4707 W. Marquette Road, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
The George Sollitt Construction Company	\$22,929,000.00	\$21,931,589.00
Leopardo-Reyes III, AJV	\$22,930,698.00	\$21,944,677.99
F.H. Paschen/SN Nielsen & Assoc., LLC	\$23,337,000.00	\$22,321,841.00
Kenny Construction Company	\$23,350,000.00	\$22,474,375.00
William A. Randolph, Inc.	\$23,813,438.00	\$22,860,900.00
Henry Bros. Co.	\$23,975,000.00	\$23,075,938.00
The Lombard Company	\$24,360,000.00	\$23,385,600.00
Walsh Construction Company	\$24,949,381.00	\$23,821,669.00
K.R. Miller Contractors, Inc.	\$24,497,000.00	\$23,909,072.00

; and

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

WHEREAS, as a part of its bid proposal, The George Sollitt Construction Company has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety 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. 1478 be awarded to The George Sollitt Construction Company, and Travelers Casualty and Surety 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 The George Sollitt Construction Company, Contract No. 1478, New Construction Work for Lee Pasteur Hurley Area Elementary School project pursuant to the terms thereof for the base contract price of \$22,929,000.00 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. 1478, subject to the completion and delivery to the Commission of said form of bond by The George Sollitt Construction Company, as principal, and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$22,929,000.00, 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,  
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

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 partial formulation services associated with a small (Type I) addition at the new Edgebrook Elementary School project located at 6525 N. Hiawatha Avenue, Chicago, Illinois for a fee not-to-exceed \$30,000. After discussion and

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

RESOLUTION NO. 7278

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide partial formulation services associated with a small (Type I) addition at the new Edgebrook Elementary School project on behalf of the Chicago Public Schools for a fee not-to-exceed \$30,000.

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:

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 – 10

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request from the Chicago Public Schools for the Public Building Commission to provide partial formulation services associated with a small (Type I) addition at the new Garvy Elementary School project located at 5225 N. Oak Park Avenue, Chicago, Illinois for a fee not-to-exceed \$30,000. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7279

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide partial formulation services associated with a small (Type I) addition at the new Garvy Elementary School project on behalf of the Chicago Public Schools for a fee not-to-exceed \$30,000.

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:

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 – 10

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of a request from the Chicago Public Schools for the Public Building Commission to provide partial formulation services associated with a small (Type I) addition at the new Sauganash Elementary School project located at 6040 N. Kilpatrick Avenue, Chicago, Illinois for a fee not-to-exceed \$30,000. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7280

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide partial formulation services associated with a small (Type I) addition at the new Sauganash Elementary School project on behalf of the Chicago Public Schools for a fee not-to-exceed \$30,000.

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:

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 – 10

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request by the City of Chicago Public Library to sale a 21 inch wide strip of surplus property (approximately 310 square feet), located at 1940 W. 95<sup>th</sup> Street, Chicago, Illinois (relative to the Beverly Branch Library project) acquired by the Commission on behalf of the City, to Richard and Heidi Colby. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7281

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request by the Chicago Public Library and authorizes the sale of certain property located at 1940 W. 95<sup>th</sup> Street acquired by PBC on behalf of the City of Chicago to Richard and Heidi Colby.

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 Richard and Heidi Colby.

Commissioners voting in the affirmative:

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 – 10

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing the relocation claim relative to the acquisition of real property for the new Whitney Young Branch Library project under



Section 2(c)5 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7282

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

Commissioners voting in the affirmative:

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 – 10

Commissioners voting in the negative:

None

Legal Counsel presented to the Board of Commissioners in Executive Session consideration of approval of the proposed settlement of a relocation claim submitted by Marlene Grant, tenant and operator of the Tropic Island Jerk Chicken Restaurant located at 419 E. 79<sup>th</sup> Street required for the new Whitney Young Branch Library project. The subject property is improved with a 1,499 square foot, one story commercial building situated on a 3,125 square foot interior lot.

The Commissioners were advised Ms. Grant has entered into a lease for a replacement site located at 451-53 E. 79<sup>th</sup> Street, and is preparing to start the rehabilitation of the property. She is entitled to relocation benefits under the Uniform Relocation Assistance and Real Property Acquisition Policy Act.

Based on the information submitted by the tenant and the recommendation of PBC's relocation consultant, Annette Favia, Legal Counsel recommended approval of a relocation claim in the amount of \$68,808.60 for Ms. Grant to be issued in two checks. The first check will be issued to Marlene Grant in the amount of \$34,404.30 so that construction may be commenced consistent with the project schedule and the second

check in the amount of \$34,404.30 will be paid after possession has been conveyed and the majority of the construction work has been completed.

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

RESOLUTION NO. 7283

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the settlement of the relocation claim by Ms. Marlene Grant, tenant and operator, for the property located at 419 E. 79<sup>th</sup> Street for the total sum of \$68,808.60 divided into two checks in the amounts of \$34,404.30 each, which property is required for the new Whitney Young Branch Library project.

BE IT FURTHER RESOLVED that Legal Counsel and staff of the Commission are hereby authorized to execute such documents and undertake such action as may be necessary and appropriate in order to effectuate the settlement of the relocation claim approved by this Resolution.

Commissioners voting in the affirmative:

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 – 10

Commissioners voting in the negative:

None

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

\_\_\_\_\_  
Secretary

APPROVED:

\_\_\_\_\_  
Chairman

Public Building Commission of Chicago  
 Proposed Amendment Report to the Administrative and Operations Committee -  
 January 29, 2009

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	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	7th District Police Station	Bradshaw Construction & Management (PS 1028 - A3) AOR	<p>This amendment represents additional services in the total amount of \$197,896.81 for the OR to provide the following services:</p> <ol style="list-style-type: none"> <li>1. Extended full time field representation services throughout the duration of Construction;</li> <li>2. Additional Construction Management and Supervision Services;</li> <li>3. Quality Assurance Oversight;</li> <li>4. Additional Commissioning and Material Testing &amp; Inspection Services</li> <li>5. Additional Scheduling Analysis.</li> </ol> <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$21,069,000.00	\$197,896.81	\$1,026,893.81	4.9%
2	South Shore Replacement High School	John Ronan Architects / DeStefano & Partners JV (PS 1144 - A1) AOR	<p>This amendment will compensate the AOR for the following additional services in a lump sum amount of \$195,000.00:</p> <ol style="list-style-type: none"> <li>1. Coordination of the sheet pile system with the existing basement design of the building;</li> <li>2. Redesign the foundation system using H piles in lieu of the original excavation and backfill system to support the foundation system.</li> </ol> <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$71,416,000.00	\$195,000.00	\$4,435,000.00	6.2%
3	Lee Pasteur Hurley Area Elementary School	Legat Architects (PS 1242-A2) AOR	<p>This amendment represents PBC-requested additional services in the amount of \$121,184.00 for the Architect of Record to provide design and engineering services related to planning, design, and contract administration for two additional ball fields and accompanying backstops, fencing, etc. regrading the entirety of the Chicago Park District land for improved stormwater management, and redesign of existing earth berms for nature trails and spectator seating. This work will add approximately 11 acres in area to the school site of originally approximately 2 acres.</p> <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$29,071,510.00	\$140,935.00	\$1,866,576.00	6.4%

**Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative and Operations Committee -  
January 29, 2009**

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	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
4	Design Architect for CPS Elementary Schools	SMNG-A (PS 1069 - A2) DA	This amendment increases the maximum compensation amount of this Task Order based Design Architect contract by \$1,000,000.00 plus approved reimbursables. This will facilitate the PBC's ability to respond to emergent opportunities to quickly begin to execute delivery of projects for which funding may become available through federal economic stimulus legislation or a state capital bill.  Task Orders to be awarded under the Agreement as amended may include complete architectural services up to and including preparation of Design Development documents.	N/A	\$1,000,000.00	\$1,500,000.00	N/A
5	Design Architect for CPL Branch Libraries	Lohan Anderson (PS 1250-A1) DA	This amendment increases the maximum compensation amount of this Task Order based Design Architect contract by \$1,000,000.00 plus approved reimbursables. This will facilitate the PBC's ability to respond to emergent opportunities to quickly begin to execute delivery of projects for which funding may become available through federal economic stimulus legislation or a state capital bill.  Task Orders to be awarded under the Agreement as amended may include complete architectural services up to and including preparation of Design Development documents.	N/A	\$1,000,000.00	\$1,250,000.00	N/A
6	Design Architect for CPS High School Program	John Ronan / DeStefano & Partners JV (PS 1271- A1) DA	This amendment increases the maximum compensation amount of this Task Order based Design Architect contract by \$1,000,000.00 plus approved reimbursables. This will facilitate the PBC's ability to respond to emergent opportunities to quickly begin to execute delivery of projects for which funding may become available through federal economic stimulus legislation or a state capital bill.  Task Orders to be awarded under the Agreement as amended may include complete architectural services up to and including preparation of Design Development documents.	N/A	\$1,000,000.00	\$3,900,000.00	N/A
7	Design Architect for CFD Fire Stations	DLR Group (PS 1395 -A1) DA	This amendment increases the maximum compensation amount of this Task Order based Design Architect contract by \$1,000,000.00 plus approved reimbursables. This will facilitate the PBC's ability to respond to emergent opportunities to quickly begin to execute delivery of projects for which funding may become available through federal economic stimulus legislation or a state capital bill.  Task Orders to be awarded under the Agreement as amended may include complete architectural services up to and including preparation of Design Development documents.	N/A	\$1,000,000.00	\$1,150,000.00	N/A

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***BOARD MEETING – February 10, 2009***

***CHANGE ORDERS***

**PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
February 10, 2009**

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
South Water Purification Plant Chlorine Improvements (3300 E. Cheltenham Pl.) Project Manager: Tom Griggs	1339	The George Sollitt Construction Company	\$47,987,000.00	\$174,085.00	\$48,161,085.00	\$23,174.00	\$48,184,259.00	0.41%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

South Water Purification Plant Chlorine Improvements

3300 East Cheltenham Place

February 10, 2009

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	\$174,085.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$48,161,085.00</b>
010	1339-33	Revisions per Field Order #33. Clean/rod the existing Chemical Building roof drains between Columns Lines AA and M adjacent to the new Pipe Gallery. Properly dispose of material recovered from cleaning / rodding operations. Client Directed Change.	\$4,331.00
010	1339-36	Revisions per Field Order #36. Relocate seven (7) existing conduits above the new landing and stairs at new Door 301-2 at opening from Pipe Gallery into Existing Chemical Building. Also included is relation of an existing Chlorine Evacuation sign that was located near new door 301-1. Delete the replacement of four (4) existing light fixtures in the existing Chemical Building EL + 39 corridor between Lines U and Q. Error or Omission.	\$8,393.00
010	1339-37	Revisions per Field Order #37. Provide and install a structural steel support system for New Chlorine Building Maintenance Room Overhead Door 114-3. Error or Omission.	\$5,028.00
010	1339-39	Revisions per Field Order #39. Provide a roof drain and associated piping to provide drainage from the canopy atop the East Entrance between Column Lines J.2 and H.1. Error or Omission.	\$5,422.00
<b>TOTAL CHANGE ADDITION</b>			<b>\$23,174.00</b>
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>			<b>\$48,184,259.00</b>

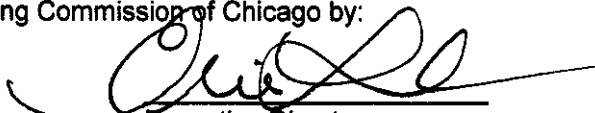
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1339 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7272

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

  
Reviewed By

  
Executive Director

NOTICE OF AWARD  
FEBRUARY 2009

"EXHIBIT C"

REQUEST FOR SERVICE \$25,000 & UNDER			
Project Name	Service	Firm	\$ Total
PBC Administration	Purchase of Replacement Computers	System Solutions Inc.	\$ 4,995.00
PBC Administration	Purchase of Software & Hardware	Systems Solutions, Inc.	\$ 2,311.11
PBC Administration	Purchase of Color Printer Supplies and Storage Media	MCPc Computer Products	\$ 4,762.09
PBC Administration	Temporary work for the Administration Department	Accountemps	\$ 4,495.10
PBC Administration	Direct Hire Fee for the Finance Dept.	Ajilon Professional Staffing LLC	\$ 11,500.00
PBC Administration	Broker services for Directors and Officers Replacement from 12/15/08 through 12/14/11	West Insurance Group	\$ 12,000.00
Engine Co. 102	Final Cleaning & Snow Removal	Triad Consulting Services	\$ 4,520.00
9th District Police Station	Final Cleaning	Triad Consulting Services	\$ 13,620.00
South Shore High School	Hydrogeological and Engineering Services	Geosyntec Consultants	\$ 18,700.00
Greater Grand Crossing Branch Library	Traffic Study Services	Kenig Lindgren, O'Hara, Aboona, Inc.	\$ 9,500.00
West Humboldt Park Library	Traffic Study Services	Metro Transportation Group, Inc.	\$ 4,900.00
Little Village High School	Design, Engineering and Limited Construction Administration Services	Primera	\$ 14,300.00
South Shore High School	Forensic Analysis	Geosyntec Consultants	\$ 23,750.00
Greater Grand Crossing Branch Library	Geotechnical Investigation	Camp Dresser McKee, Inc.	\$ 15,666.00
23rd District Police Station & Parking Structure	Updated Survey	Blonger, Lach & Associates, Inc.	\$ 3,916.00
Kelly Curie Park High School	Updated Survey	Advanced Surveying & Mapping	\$ 4,450.00



NOTICE OF AWARD  
FEBRUARY 2009

SPECIALTY CONTRACTS				
Project Name	Service	M/WBE	Firm	\$Total
Gwendolyn Brooks College Preparatory	Phase I ESA	WBE	Camow, Conibear & Associates, Ltd.	\$ 33,712.50
23rd District Police Station	Phase II ESA Additional services	WBE	Kowalenko Consulting Group, Inc.	\$ 72,567.50
West Humboldt Park Library	Phase II ESA Additional services	WBE	Camow, Conibear & Associates, Ltd.	\$ 21,120.00
Jones College Preparatory	Phase II ESA Additional services	WBE	Camow, Conibear & Associates, Ltd.	\$ 46,290.00
Kelly Curie Gage Park High School	Phase II ESA Additional services	MBE	GSG Consultants, Inc.	\$ 38,000.00
Kelly Curie Gage Park High School	Environmental Design	MBE	GSG Consultants, Inc. NTX	\$ 50,000.00

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

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

Phase II Environmental (Not to Exceed \$250,000.00 per award)

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

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

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