

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON NOVEMBER 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 November 10, 2009 at 2:30 P.M.

The following Commissioners were present:

Arthur M. Brazier
Gery J. Chico
Robert B. Donaldson
Benjamin Reyes
Samuel Wm. Sax
Gerald M. Sullivan

The following Commissioners were absent:

Richard M. Daley, Chairman
Adela Cepeda
Cynthia M. Santos
Michael W. Scott
Todd H. Stroger

Also present were:

Erin Lavin Cabonargi

A. Afrujie
J. Bornstein
P. Brosnan
J. Brooks
B. Campney
R. Castillo
J. Cooper
L. Daly
T. Davis
M. Epps
B. Estrada
T. Foucher-Weekley

A. Fredd
B. Fuller
J. Gallagher
L. Giderof
R. Giderof
C. Graves
K. Hall
P. Harney
J. Hartman
T. Haymaker
J. Jack
D. Jackson
E. Johnson
C. Kelly
M. Kelsey
T. Kikta
C. Knight
T. Later
C. Lee
J. Mann
E. Manning
T. McHugh
D. McNabb
J. Meeks
K. Mullaney
N. Nasser
L. Neal
B. O'Reilly
A. Pigozzi
J. Plezbert
K. Purcell
B. Quinn
B. Robicsek
O. Rodriguez
R. Rucks
O. Ruffin
B. Sandner
R. Schneider
D. Slomiany
K. Smith
N. Smith
P. Spieles

- J. Stein
- A. Stokes
- C. Taylor
- L. Thomas-Foster
- G. Villegas
- C. Wieseman
- B. Yaksic

In the absence of Chairman Daley, Commissioner Sax was elected Temporary Chairman for the purpose of chairing the meeting.

The reading of the minutes of the October 8, 2009 annual 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 Donaldson presented a report regarding the Administrative Operations (AO) meeting held on November 3, 2009 which is summarized as follows:

- ◆ **Quarterly Staff Reports and Pending Bid Openings.** The Executive Director summarized the staff reports for the Third Quarter 2009 and provided notice of bids that would be opened prior to the next board meeting. The Quarterly Staff Reports will be presented to the Board of Commissioners by the Executive Director during the Board Meeting.
- ◆ **Proposed Amendments to Professional Services Agreement.** The AO Committee accepted the report recommending an amendment to the professional services agreement with Booth Hansen as Architect of Record for the Valley Forge Field House in the sum of \$38,570.00.
- ◆ **Field Order Activity Report and Proposed Change Orders.** The AO Committee accepted the reports concerning Field Orders issued for various projects and approved change orders for the following projects: Avalon Branch Library, credit (\$29,190.00); South Water Purification Plant, \$19,424.00; and Southwest Vehicle Maintenance Facility, \$62,172.81.
- ◆ **Specialty Consultants.** The AO Committee accepted the reports concerning contract awards to Specialty Consultants for the following projects: Daley Library; Edgewater Library; Edgebrook Elementary School; Southwest Area Middle School; Little Village Library; Taylor Lauridsen Fieldhouse; Lee Pasteur Hurley Area Elementary School; Southeast Area Elementary School; Brighton Park II Elementary School; and Marshall Campus Park. The types of services, firms and contract amounts will be summarized by the Executive Director during the Board Meeting.
- ◆ **Professional Services Consultants.** The AO Committee accepted the reports from the Chief Operating Officer recommending the appointment of the following consultants: Trinal, Diversity Program Compliance for Michael Reese Hospital Project; Johnson & Lee, Ltd., Architect of Record for Haas Park Fieldhouse; and Booth Hansen, Design Architect Services

for Chicago Park District Fieldhouse Program. Following discussion, the AO Committee approved Modification #1 of the Target Market Contract with Pan Oceanic Engineering for Temporary Fencing at Michael Reese Hospital Project.

- ◆ **Report by Legal Counsel.** Legal Counsel provided reports concerning format changes for AO Committee reporting to the Board and site preparation issues at the South Shore High School Project.

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. 7418

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue an amendment to Professional Services Agreement for Valley Forge Fieldhouse in the amount 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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The Executive Director then called upon Paul Spieles, Chief Operating Officer, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7419

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, Robert B. Donaldson, Benjamin Reyes,
Samuel Wm. Sax, Gerald M. Sullivan – 5

Commissioners voting in the negative:

None

Commissioners abstaining:

Gery J. Chico (Southwest Vehicle Maintenance Facility) - 1

The next item presented to the Commissioners was the Notice of Awards report. There were 10 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted following discussion and consideration 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 13 items included on the notice of contracts awarded to specialty consultants since the previous board meeting. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "D".

The next item presented to the Board of Commissioners for consideration of approval was the appointment of Trinal, Inc. to provide Diversity Program Compliance and Monitoring Services for the Michael Reese Hospital Campus Project for a not-to-exceed amount of \$40,000 for a period of one year. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7420

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Trinal, Inc. to provide Diversity Program Compliance and Monitoring Services for the Michael Reese Hospital Campus Project for a not-to-exceed amount of \$40,000 for a period of one year.

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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to authorize Modification #1 to the Target Market Contract #1487 with Pan Oceanic Engineering for Temporary Fencing Services at the Michael Reese Hospital Campus Project for a total not-to-exceed value of \$138,000. With approval, the adjusted contract value will be increased to a not-to-exceed amount of \$340,500 from the original not-to-exceed contract amount of \$202,500. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7421

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve and authorizes Modification #1 to the Target Market Contract #1487 with Pan Oceanic Engineering for Temporary Fencing Services at the Michael Reese Hospital Campus project for an additional \$138,000 for an adjusted contract value not-to-exceed \$340,500.

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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The Executive Director next presented a report to the Board of Commissioners regarding projects currently in the closeout phase. The Commissioners were advised that eight projects were in the closeout phase and included six Chicago Public School projects, 1 Chicago Park District project and 1 City of Chicago project. The report was accepted.

Next, the Executive Director reported on the receipt of bids by Turner Construction Company as Construction Manager at Risk for Contract No. PS1668, Bid Package #3 Site Utilities Work to Reliable Contracting, and Bid Package #4 Excavating, Backfilling and Compacting for Utilities Work to John Keno & Company for Ogden Replacement Elementary School project located at 24 W. Walton Street, Chicago, Illinois to be awarded by the Public Building Commission then assigned to Turner as Construction Manager at Risk. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7422

WHEREAS, pursuant to bid solicitations by Turner Construction Company as Construction Manager at Risk ("Turner"), the following base bids were received for Contract No. PS1668, Bid Package #3 Site Utilities Work, and Bid Package #4 Excavating, Backfilling and Compacting for Utilities Work for Ogden Replacement Elementary School project located at 24 W. Walton Street, copies of which bids and contract documents are on file with the Commission:

BID PACKAGE #3 –Site Utilities

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Reliable Contracting	\$259,348.00	\$246,899.30
John Keno & Company	\$332,500.00	\$329,175.00
C. J. Erickson Plumbing Company	\$455,400.00	\$445,836.60

; and

WHEREAS, the bid of Reliable Contracting was the lowest responsible bid meeting the technical specifications received for the furnishing and performance of the work and Turner and the staff of the Commission have recommended that Contract No. PS1668, Bid Package #3 be awarded to Reliable Contracting.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to Reliable Contracting, Contract No. PS1668, Bid Package #3, Site Utilities Work for Ogden Replacement Elementary School project pursuant to the terms thereof for the base contract value of \$259, 348.00 plus Contractor Controlled Insurance allowance of \$8,844.00 for a total contract value of \$268,192.00 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 Board of Commissioners of the Public Building Commission of Chicago hereby assigns Contract No. PS1668, Bid Package #3, to Turner Construction Company as Construction Manager at Risk for the construction of the Ogden Replacement Elementary School project.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission hereby 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 assignment of the contract and the execution of such documents, upon approval by Legal Counsel as to form and legality, as may be necessary and appropriate to implement the project.

; and

BID PACKAGE #4 –Excavating, Backfilling and Compacting for Utilities

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
John Keno & Company	\$1,280,719.00	\$1,251,902.82
Roy Strom Excavating & Grading Co.	\$1,441,741.00	\$1,412,906.18
T&W Edmier Group	\$1,675,455.00	\$1,637,757.26
OCA Construction Inc.	\$3,314,800.00	\$3,241,874.40

; and

WHEREAS, the bid of John Keno & Company was the lowest responsible bid meeting the technical specifications received for the furnishing and performance of the work and Turner and the staff of the Commission have recommended that Contract No. PS1668, Bid Package #4 be awarded to John Keno & Company.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to John Keno & Company, Contract No. PS1668, Bid Package #4, Excavating, Backfilling and Compacting for Utilities Work for Ogden Replacement Elementary School project pursuant to the terms thereof for the base contract amount of \$1,280,719.00 plus Contractor Controlled Insurance allowance of \$43,673.00 for the total contract value of \$1,344,392.00.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby assigns Contract No. PS1668, Bid Package #4, to Turner Construction Company as Construction Manager at Risk for the construction of the Ogden Replacement Elementary School project.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission hereby 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 assignment of the contract and, upon approval by Legal Counsel as to form and legality, the execution of such documents as may be necessary and appropriate to implement the project.

Commissioners voting in the affirmative:

Arthur M. Brazier, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1495, New Construction Work for Fire Station Engine Company 109 project located at 2343 S. Kedzie Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7423

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. 1493, New Construction Work for Fire Station Engine Company 109 located at 2343 S. Kedzie Avenue, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Sollitt/Oakley Joint Venture	\$7,555,000.00	\$7,245,245.00
F.H. Paschen/SN Nielsen & Assoc., LLC	\$7,610,000.00	\$7,293,805.50
Pacific Construction Services, Inc.	\$7,700,000.00	\$7,374,290.00
Leopardo Companies, Inc.	\$8,072,984.00	\$7,754,101.13
James McHugh Construction Co.	\$8,100,000.00	\$7,711,200.00
K.R. Miller Contractors	\$8,198,000.00	\$7,804,496.00
Burling Builders, Inc.	\$8,209,000.00	\$7,880,640.00
Walsh Construction Company	\$8,430,000.00	\$8,048,964.00
Harbour Contractors, Inc.	\$8,322,598.19	\$8,072,920.24

; 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 & 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. 1495 be awarded to Sollitt/Oakley Joint Venture, and Travelers Casualty & 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. 1495, New Construction Work for Fire Station Engine Company 109 project pursuant to the terms thereof for the base contract price of \$7,555,000.00 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. 1495, subject to the completion and delivery to the Commission of said form of bond by Sollitt/Oakley Joint Venture, as principal, and Travelers Casualty & Surety Company of America, as surety, in the principal amount of \$7,555,000.00, 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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1496, New Construction Work for Little Village Branch Library project located at 2311 S. Kedzie Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7424

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. 1496, New Construction Work for Little Village Branch Library located at 2311 S. Kedzie Avenue, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Sollitt/Oakley Joint Venture	\$5,694,000.00	\$5,457,699.00
F.H. Paschen/SN Nielsen & Assoc., LLC	\$5,842,000.00	\$5,599,264.90
Powers & Sons Construction Co., Inc.	\$5,775,000.00	\$5,661,810.00
James McHugh Construction Co.	\$6,200,000.00	\$5,902,400.00
Pacific Construction Services, Inc.	\$6,300,000.00	\$6,033,510.00

Leopardo Companies, Inc.	\$6,284,830.00	\$6,036,579.22
Henry Bros Company	\$6,330,000.00	\$6,092,625.00
K.R. Miller Contractors, Inc.	\$6,565,000.00	\$6,249,880.00

; 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 & 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. 1496 be awarded to Sollitt/Oakley Joint Venture, and Travelers Casualty & 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. 1496, New Construction Work for Little Village Branch Library project pursuant to the terms thereof for the base contract price of \$5,694,000.00 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. 1496, subject to the completion and delivery to the Commission of said form of bond by Sollitt/Oakley Joint Venture, as principal, and Travelers Casualty & Surety Company of America, as surety, in the principal amount of \$5,694,000.00, 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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1499, New Construction Work for Dunning Branch Library project located at 7455 W. Cornelia Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7425

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. 1499, New Construction Work for Dunning Branch Library located at 7455 W. Cornelia Avenue, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
F.H. Paschen/SN Nielsen & Assoc., LLC	\$4,390,000.00	\$4,207,596.50
Bulley & Andrews, LLC	NON - RESPONSIVE	
The George Sollitt Construction Company	\$4,484,000.00	\$4,300,156.00
Powers & Sons Construction Co., Inc.	\$4,433,573.00	\$4,346,674.97
Pacific Construction Services, Inc.	\$4,551,000.00	\$4,366,229.40
Leopardo Companies, Inc.	\$4,660,198.00	\$4,476,120.18
Henry Bros Company	\$4,692,620.00	\$4,516,646.75
K.R. Miller Contractors, Inc.	\$4,746,000.00	\$4,518,192.00
James McHugh Construction Co.	\$4,950,000.00	\$4,712,400.00

; and

WHEREAS, the bid of F.H. Paschen/SN Nielsen & Assoc., 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, F.H. Paschen/SN Nielsen & Assoc., 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. 1499 be awarded to F.H. Paschen/SN Nielsen & Assoc., 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 F.H. Paschen/SN Nielsen & Assoc., LLC, Contract No. 1499, New Construction Work for Dunning Branch Library project pursuant to the terms thereof for the base contract price of \$4,390,000.00 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. 1499, subject to the completion and delivery to the Commission of said form of bond by F.H. Paschen/SN Nielsen & Assoc., LLC, as principal, and Continental Casualty Company, as surety, in the principal amount of \$4,390,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Arthur M. Brazier, Robert B. Donaldson, Benjamin Reyes,
Samuel Wm. Sax, Gerald M. Sullivan – 5

Commissioners voting in the negative:

None

Commissioners abstaining:

Gery J. Chico - 1

The Board of Commissioners was next presented with consideration of approval the request from the Chicago Public Library to undertake the Information Technology (IT) Systems Upgrade project at the Sulzer Regional Library located at 4455 N. Lincoln Avenue and the

Woodson Regional Library located at 9525 S. Halsted Street with funds provided by or on behalf of the City of Chicago. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7426

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the Information Technology (IT) Systems Upgrade project with funding to be provided by or on behalf of the City.

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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

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 Library for the Public Building Commission to increase the formulation budget associated with the design and construction of the new Edgewater Branch Library project located at 1210 W. Elmdale Avenue, Chicago, Illinois by \$200,000 for a total revised formulation budget of \$350,000. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7427

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to increase the formulation budget associated with the design and construction of the new Edgewater Branch Library project on behalf of the Chicago Public Library by \$200,000 for a total revised formulation budget of \$350,000.

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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan -- 6

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1497, New Construction Work for two Comfort Station projects (Osterman Beach located at 5800 N. Lake Shore Drive and 40th Street Beach located at 4101 South Lake Shore Drive), Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7428

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. 1497, New Construction Work for two Comfort Stations (Osterman Beach located at 5800 N. Lake Shore Drive and 40th Street Beach located at 4101 South Lake Shore Drive), copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Pacific Construction Services, Inc.	\$2,927,142.00	\$2,799,518 61
Boller Construction Company, Inc.	\$3,220,000.00	\$3,065,440.00
Tropic Construction Corporation/ Nest Builders, Inc. Joint Venture	\$3,207,956.00	\$3,136,097.79
Burling Builders, Inc.	\$3,248,000.00	\$3,151,859.20
Scale Construction, Inc.	\$3,300,000.00	\$3,156,450.00
F.H. Paschen/SN Nielsen & Assoc., LLC	\$3,335,000.00	\$3,196,430.75
Harbour Contractors, Inc	\$3,387,316.00	\$3,299,245.78

Jenkins of Illinois, LLC	\$3,448,387.00	\$3,365,625.71
Ujamaa Construction, Inc.	\$3,587,890.00	\$3,415,671.28

; and

WHEREAS, the bid of Pacific Construction Services, 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, Pacific Construction Services, 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 Travelers Casualty & 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. 1497 be awarded to Pacific Construction Services, Inc., and Travelers Casualty & 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 Pacific Construction Services, Inc., Contract No. 1497, New Construction Work for two Comfort Station projects (Osterman Beach and 40th Street Beach) pursuant to the terms thereof for the base contract price of \$2,927,142.00 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. 1497, subject to the completion and delivery to the Commission of said form of bond by Pacific Construction Services, Inc., as principal, and Travelers Casualty & Surety Company of America, as surety, in the principal amount of \$2,927,142.00, 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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of the appointment of Johnson & Lee, Ltd. to provide professional services as the Architect of Record for the Haas Park Field House project located at 2404 N. Washtenaw Avenue, Chicago, Illinois for a fee not-to-exceed \$516,000.00 plus reimbursables. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7429

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby appoint Johnson & Lee, Ltd. to provide professional services as the Architect of Record for the Haas Park Field House project for a fee not-to-exceed \$516,000.00 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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the award of contract No. PS 1727 to Booth Hansen, Ltd. to provide Design Architect services for the Chicago Park District Field House Program. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7430

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby appoint Booth Hansen, Ltd. to provide Design Architect services for the Chicago Park District Field House Program for a period of three (3) years with two 1 year renewal options in an

amount not-to-exceed \$500,000.00 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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the request from the Chicago Park District and the City of Chicago Department of Community Development to undertake the Redevelopment of Ball Fields at Park No. 484 project located at 6700 S. Keating Avenue (adjacent to Lee Pasteur Hurley Elementary School). After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7431

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the Redevelopment of Ball Fields at Park No. 484 project on behalf of the Chicago Park District and the City's Department of Community Development with funding provided by or on behalf of the City and/or Park District.

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, Gery J. Chico, Robert B. Donaldson,
Benjamin Reyes, Samuel Wm. Sax, Gerald M. Sullivan – 6

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 -
 November 3, 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 Amendment Fee as a % of the Current Cost of Construction
1	Valley Forge Field House	Booth Hansen (PS 1102- A3) Architect of Record	This amendment represents an increase in the amount of \$38,570.00 for the Architect of Record to provide architectural and engineering design, permit, and construction administration services for the implementation of water harvesting and geothermal ground source heating for the Valley Forge Field House project. The services represented in this amendment were not included in the Original Scope of Services.	\$3,800,000.00	\$38,570.00	\$904,686.00	23.8%

Request for Design and Scope Change (RFDC)



Public Building Commission of Chicago • Richard J. Daley Center • 50 West Washington, Room 200 • Chicago, Illinois 60602 • Tel: 312-744-3090 • Fax: 312-744-8006

RFDC #: 1

PCO #:

Project: Valley Forge Park Fieldhouse

Project Number: 11050

Date: 10/12/09

To be used for Design, Program and Scope Changes

TO BE COMPLETED BY THE PROJECT MANAGER:

Requestor Name Carl Graves

Agency: Public Building Commission

Project Manager Name & Signature Carl Graves

1. Proposed Change Description:

Implement water harvesting technology as grey water use for flushing toilets.

2. Reason for Change:

Demonstrate ability to reduce consumption of potable city water and conserve water as a natural resource. Chicago Park District is interested in this strategy to increase LEED rating of project to potentially exceed LEED silver.

3. Estimated Cost and Schedule Impact:

a. Additional Design Fee:

\$19,025.00 (Booth Hansen Estimate)

b. Total Design Fee:

19,025.00 (Estimated)

c. Fee as Percentage of Construction:

22% of related anticipated construction cost.

d. Other Professional Services:

MEP and Civil are included in Additional Design Fee.

e. Construction Cost Estimate:

\$85,560.00 (Concord Estimate)

f. Schedule Impact:

None for overall Construction. Design Documents require 2 weeks for completion. Architect of Record Professional Services Contract Amendment and Construction Contract Change Order.

4. Contracts & Agreements Affected:

Contract Change Order.

5. Additional Impact Considerations:

The design documents will require permit review and approval.

PBC APPROVAL TO PROCEED:

RLC/ABG 10/15/09
DIRECTOR OF DEVELOPMENT OR PLANNING (Dependent on phase of project.)

- Approval required before preparation of Bulletins and Proposed Change Orders
- Attach completed form to Proposed Change Order and/or AOR Amendment (If Required)

AUTHORIZED CLIENT REPRESENTATIVE APPROVAL:

Based upon PROJECTED impacts listed above,

Requests this Change: X

NAME: ROBERT REJMAN

Withdraws this Change: _____

TITLE: DIRECTOR OF CAPITAL CONSTRUCTION

Signature: R. Rejman Date: 10/19/09

Funding Approval Signature (If required.) _____

Request for Design and Scope Change (RFDC)



Public Building Commission of Chicago • Richard J. Daley Center • 50 West Washington, Room 200 • Chicago, Illinois 60602 • Tel: 312-744-3090 • Fax: 312-744-8005

RFDC #: 2
PCO #: _____
Date: 10/12
/09

Project: Valley Forge Park Fieldhouse

Project Number: 11050

To be used for Design, Program and Scope Changes

TO BE COMPLETED BY THE PROJECT MANAGER:

Requestor Name Rob Rejman Agency Chicago Park District

Project Manager Name & Signature Carl Graves [Signature] 10/19/09

1. Proposed Change Description: Implement Geothermal Wells and technology for passive heating source.

2. Reason for Change: Increase building energy use, efficiency and reduce grid source energy use. Chicago Park District is interested in this strategy to increase LEED rating of project to potentially exceed LEED silver.

3. Estimated Cost and Schedule Impact

- a. Additional Design Fee: \$19,545.00 (Booth Hansen Estimate)
- b. Total Design Fee: \$19,545.00 (Estimated)
- c. Fee as Percentage of Construction: 25% of related anticipated construction cost.
- d. Other Professional Services: MEP and Civil are included in Additional Design Fee.
- e. Construction Cost Estimate: \$77,311.00 (Concord Estimate + Conductivity Test)
- f. Schedule Impact: None for Construction. Design Documents require 2 weeks for completion.

4. Contracts & Agreements Affected: Architect of Record Professional Services Contract Amendment and Construction Contract Change Order

5. Additional Impact Considerations: The design documents will require permit review and approval. The conductivity test is required for geothermal system design.

PBC APPROVAL TO PROCEED:
[Signature] 10/16/09
DIRECTOR OF DEVELOPMENT OR PLANNING (Dependent on phase of project)

- Approval required before preparation of Bulletins and Proposed Change Orders
- Attach completed form to Proposed Change Order and/or AOR Amendment (If Required)

AUTHORIZED CLIENT REPRESENTATIVE APPROVAL:

Based upon PROJECTED impacts listed above,

Requests this Change: [Signature]

NAME: ROBERT REJMAN

Withdraws this Change: _____

TITLE: DIRECTOR OF CAPITAL CONSTRUCTION

Signature: [Signature] Date: 10/19/09

Funding Approval Signature (If required.) _____

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – November 10, 2009

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
 November 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 NOVEMBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Avalon Branch Library 8148 S. Stony Island Project Manager: Chuck Kelly	1315R	Pacific Construction Services	\$4,170,000.00	\$0.00	\$4,170,000.00	(\$29,190.00)	\$4,140,810.00	-0.70%
South Water Purification Plant Chlorine Improvements 3300 Cheltenham Place Project Manager: Tom Griggs	1339	The George Sollitt Construction Company	\$47,987,000.00	\$272,122.00	\$48,259,122.00	\$19,424.00	\$48,278,546.00	0.61%
Southwest Vehicle Maintenance Facility 5215 S. Western Blvd. Project Manager: Tom Griggs	1460	Walsh Construction Company, Inc.	\$15,180,000.00	\$527,573.51	\$15,707,573.51	\$62,172.81	\$15,769,746.32	3.89%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Avalon Branch Library-New Construction

11/10/2009

Pacific Construction Services

33 W. Monroe Suite 2100

Chicago, Illinois 60603

CHNG	BULL	CONTRACT NUMBER	1315R	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$4,170,000.00
NUM		APPROVED CHANGE ORDERS		\$0.00
<hr/>				
ADJUSTED CONTRACT PRICE TO DATE				\$4,170,000.00
002	1315R-055	EEO Damages -		(\$29,190.00)

TOTAL CHANGE ADDITION

(\$29,190.00)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$4,140,810.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1315R

heretofore issued by the Public Building Commission.

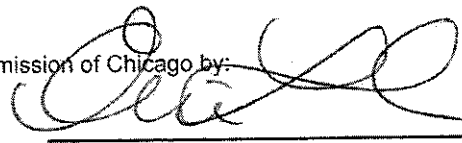
All parties shall apply the change as indicated above.

Resolution Number 7419

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

9209/11/17/09

Reviewed By



Executive Director

Liquidated Damages
11/10/2009

Contractor:	Pacific Construction		
Project:	Avalon Branch Library		
Contract:	1315R		
	% of contract value:		
	Goal %	Achieved %	Amount Assessed
WBE	5	5	\$0.00
MBE	25	32	\$0.00
	% of total worker hours:		
	Goal %	Achieved %	Amount Assessed
City Residency	50	38.37	\$22,935.00
Community Hiring	5	1.7	\$6,255.00
	% of worker type hours:		
	Committed %	Achieved %	Amount Assessed
Minority:			
Journeyman	50	55	\$0.00
Apprentice	50	61	\$0.00
Laborer	50	99	\$0.00
Female:			
Journeyman	0	0	\$0.00
Apprentice	0	2	\$0.00
Laborer	0	4	\$0.00
Total assessed:			\$29,190.00
Original contract amt:			\$4,170,000.00
Adjusted contract amt:			\$4,170,000.00
Award Date:			December 9, 2003

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

South Water Purification Plant Chlorine Improvements

3300 East Cheftenham Place

November 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	\$272,122.00
ADJUSTED CONTRACT PRICE TO DATE			\$48,259,122.00
015	1339-24	Add Pipe Gallery Bridge bearing plate. Error or Omission.	\$15,516.00
015	1339-45	Truck loading overhead door and crane modifications. Error or Omission.	\$5,730.00
015	1339-52	Add cast stone at exterior wall along column line 11.1/D.1 Error or Omission.	\$10,290.00
015	1339-56	Control wire substitution for cable to be used in HVAC Controls / DDC Systems. Error or Omission.	(\$14,792.00)
015	1339-63	Revise door frame 111-1 from 3'6" to 3'4." Error or Omission.	\$396.00
015	1339-64	Revise truck loaded FRP Platform. Error or Omission.	\$2,284.00
TOTAL CHANGE ADDITION			\$19,424.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$48,278,546.00


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 7419

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Southwest Vehicle Maintenance Facility

5215 S. Western Blvd.

November 10, 2009

Walsh Construction Company, Inc.

929 W. Adams

Chicago, IL 60607

CHNG	BULL	CONTRACT NUMBER 1460	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$15,180,000.00
NUM		APPROVED CHANGE ORDERS	\$ 527,573.51
ADJUSTED CONTRACT PRICE TO DATE			\$15,707,573.51
007	1460-51	Credit for unused Contingency. Other.	(\$8,169.19)
007	1460-52	Repair cracks in facility floor and provide epoxy based floor coating system over the suspended slab area. Error or Omission.	\$70,342.00

TOTAL CHANGE ADDITION

\$62,172.81

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$15,769,746.32

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1460 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7419

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

9209-164 11/17/09
Reviewed By


Executive Director

NOTICE OF AWARD
NOVEMBER 2009

REQUEST FOR SERVICE \$25,000 & UNDER				
Project Name	Service	Firm	\$ Total	N.T.E.
PBC Administration	Purchase of two desktop computers and two laptop	System Solutions Inc.	\$ 6,117.00	
PBC Administration	Purchase of supplies for various PBC departments	Warehouse Direct Office Products	\$ 8,924.55	
PBC Administration	Purchase of additional modules for current Sage MIP Fund Accounting System for Finance Dept.	Huckstep & Associates, LLC	\$ 8,725.00	
PBC Administration	Purchase of Business Cards	Print X-Press	\$ 720.00	
Office Supplies	Purchase coding stamps	Trademark Products, Inc.	\$ 558.00	
Southwest Area HS	Provide additional field traffic counts and traffic engineering analysis per CDOT Roundtable review	KLOA, Inc.	\$ 6,400.00	
Norwood Senior Center	Final building cleaning	TRIAD	\$ 5,400.00	N.T.E.
Michael Reese Hospital Demolition and Debatment	Environmental Services	R3 Environmental Management Inc.	\$ 2,875.00	
Edgebrook Elementary School	Geotechnical Services	Wang Engineering	\$ 24,351.35	
Taylor Lauridsen Fieldhouse	Furnish 2 bronze plaques	Carney and Company, Inc.	\$ 3,445.00	

NOTICE OF AWARD
NOVEMBER 2009

SPECIALTY CONTRACTS						
Project Name	Service	M/WBE	Firm	\$ Total	N.T.E.	
Daley Replacement Library	Survey-Additional Services	WBE	Land Surveying Services Inc.	\$ 300.00		
Edgewater Replacement Library	Survey-Additional Services		Alfred Benesch and Co.	\$ 1,200.00		
Edgebrook Elementary School	Survey-Additional Services	MBE	Tecma Associates, Inc.	\$ 17,520.00		
Edgebrook Elementary School	Environmental Phase II	M/WBE	Environmental Design Int'l	\$ 112,626.00		
Southwest Area Middle School	Environmental Phase II-Additional Services	WBE	Camow Conibear & Associates	\$ 24,860.00		
Little Village Library	Environmental Phase II-Additional Services		MACTEC Engineering	\$ 3,825.00		
Taylor Lauridsen Fieldhouse	Environmental Phase II-Additional Services	WBE	Camow Conibear & Associates	\$ 14,950.00		
Taylor Lauridsen Fieldhouse	Environmental Phase II-Additional Services	WBE	Camow Conibear & Associates	\$ 4,700.00		
Lee Pasteur Hurley Area Elementary School	Environmental Phase II-Additional Services	WBE	Camow Conibear & Associates	\$ 12,825.00		
Southeast Area Elementary School	Environmental Phase II		Patrick Engineering	\$ 17,303.81		
Edgebrook Elementary School	Environmental Design	M/WBE	Environmental Design Int'l	\$ 13,950.00		
Brighton Park II Elementary School	Construction Material Testing Services	MBE	K & S Engineers	\$ 18,480.00		
Marshall Campus Park	Construction Material Testing Services	MBE	GSG Material Testing	\$28,000.00		

Authorization levels granted to Executive Director August 2007

- 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)