

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON APRIL 10, 2007

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 April 10, 2007 at 2:30 P.M.

The following Commissioners were present:

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

The following Commissioners were absent:

Todd H. Stroger

Also present were:

Montel M. Gayles

S. Altschul
P. Baker
B. Campney
T. Carrano
J. Chamlin
T. Chan
J. Clair
A. Cotter
B. Currie
E. Davis
D. Dillard
H. Fantini
A. Fredd
B. Fuller

J. Gallagher
A. Garcia-Abner
R. Giderof
J. Harmening
D. Hightower
K. Holt
J. Jack
D. Jackson
E. Johnson
D. Lai
E. Lavin
D. McNabb
J. Meeks
W. Milhouse
B. Murphy
M. Pak
K. Panucci
J. Plezbert
G. Rodriguez
O. Rodriguez
O. Ruffin
B. Sandner
C. Seay
J. Stein
L. Suera
D. Tale
E. Thompson
G. Thompson
J. Valentin
J. Wilson

Commissioner Sax was nominated Acting Chair for purposes of chairing the meeting until Chairman Richard M. Daley arrived.

The meeting was called to order and the presence of a quorum was established.

The reading of the minutes of the March 13, 2007, 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 March 29, 2007 which is summarized as follows:

- ◆ **Change Orders**
Contract #1247, Hayes Park Natatorium, \$51,448.00; Contract #1329, Corkery Campus Park, \$11,128.00; Contract #1334, Albany Park School, \$6,308.67; Contract #1336, Gale Community Center, \$29,959.05; and Contract #1448, 7th District Police Station, \$0.00 (time extension). The change order report was accepted.
- ◆ **Professional Services Appointments** – The AO Committee accepted the report recommending the appointment of E-Cube, Inc. to provide commissioning services for the Fleet Vehicle Maintenance Facility and Usher Brothers Ideal Heating Company to provide commissioning services for the Budlong Woods Branch Library.
- ◆ **Change of Name** – The report concerning the name change of Kowalenko & Bilotti, Inc. to Kowalenko Consulting Group, Inc. was accepted.
- ◆ **Report by Legal Counsel** – Legal Counsel provided a report concerning proposed settlements for the Little Village High School Project and the Department of Water Facility Project. A further report to the Board will be provided by Legal Counsel in Executive Session at the April Board Meeting.
- ◆ **Report on Proposed Amendments to Professional Services Agreements** - The Committee concurred with the recommendation to amend professional services agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit “A”.
- ◆ The report of the Administrative Operations Committee was accepted.

Following consideration of the Administrative Operations Committee report, and upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7037

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, Robert B. Donaldson,
María N. Saldaña, Cynthia M. Santos, Samuel Wm. Sax,
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The Executive Director next called upon Kevin Holt, Director of Schools Program, to present to the Board of Commissioners for approval of proposed Change Orders to various contracts marked Exhibit "B". Following discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7038

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, Robert B. Donaldson,
María N. Saldaña, Cynthia M. Santos, Samuel Wm. Sax,
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Then, the Executive Director presented to the Commissioners the Notice of Awards report. There were 7 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted and a copy of this report is attached hereto as Exhibit "C".

The Executive Director next presented a report to the Commissioners regarding the name change of Kowalenko & Bilotti, Inc. to Kowalenko Consulting Group, Inc.. The report was accepted.

The next item presented to the Commissioners for consideration of approval was a request by the Board of Education to approve Board Report 07-0228-RS13, which amends Board Report 06-0628-RS75, and Board Report 04-0428-RS3 (previously approved by PBC on August 8, 2006 and May 11, 2004, respectively) requesting the Public Building Commission of Chicago undertake the design and construction of a new

Miles Davis School located at 6730 S. Paulina Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7039

WHEREAS on February 28, 2007 the Board of Education of the City of Chicago approved Board Report 07-0228-RS13, which amends Board Report 06-0628-RS75 and Board Report 04-0428-RS3 requesting that the Public Building Commission undertake the design and construction of a new Miles Davis School located at 6730 S. Paulina Street; and

WHEREAS the Board of Education has requested that the Board of Commissioners of the Public Building Commission of Chicago undertake the design and construction of a new Miles Davis School located at 6730 S. Paulina Street with funds to be provided by or on behalf of the Board of Education.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the design and construction of a new Miles Davis School on behalf of the Chicago Board of Education with funds to be provided by or on behalf of the Board of Education.

1. The foregoing recitals are hereby incorporated herein by reference.
2. The Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the design and construction of a new Miles Davis School on behalf of the Chicago Board of Education.
3. The Executive Director is hereby authorized and directed to undertake any and all actions and to execute, upon approval by legal counsel as to form and legality, such documents as may be necessary and appropriate in order to implement this resolution.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
María N. Saldaña, Cynthia M. Santos, Samuel Wm. Sax,
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The Board of Commissioners was next presented consideration of approval of the designation of property located in the vicinity of 48th Street and Rockwell Street, Chicago, Illinois and legally described hereinbelow as a site to be acquired for the development and construction of the new Brighton Park II Elementary School project with funding to be provided by the Modern Schools Across Chicago Program (joint CPS and City of Chicago funding). After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7040

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

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

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

WHEREAS, the Board of Education of the City has requested that the Commission designate and acquire the property located in the vicinity of 48th Street and Rockwell Street, Chicago, Illinois and legally described hereinbelow (the "Property"), for the development and construction of the new Brighton Park II Elementary School (the "Project") with funds to be provided by the Modern Schools Across Chicago Program; and

WHEREAS, the Board of Commissioners of the Commission finds that it is necessary, desirable, useful and in the public interest to select, locate and designate the Property for acquisition, development and

construction of the Project pursuant to the terms and conditions of the Act;
and

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

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

1. The foregoing recitals are hereby incorporated herein by reference.
2. Pursuant to the requirements of Section 14 of the Act, the site in the vicinity of 48th Street and Rockwell Street, Chicago, Illinois, and legally described as follows, (the "Property") is hereby selected, located and designated for acquisition and construction of the new Brighton Park II Elementary School.

BRIGHTON PARK II ELEMENTARY SCHOOL
(Vicinity of 48th Street and Rockwell Street)
Chicago, Illinois

LEGAL DESCRIPTION

4800 S. Rockwell Street
PIN: 19-12-208-006

AN IRREGULAR PARCEL OF LAND IN THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 12 WHICH IS 40 FEET WEST OF THE EAST LINE OF SAID SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 12, MEASURED ALONG THE SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 150 FEET; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO AND DISTANT WESTERLY 190 FEET MEASURED PARALLEL WITH SAID NORTH LINE FROM SAID EAST LINE OF SAID SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 12, A DISTANCE OF 276 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF

128.63 FEET TO A POINT WHICH IS 251.58 FEET SOUTH OF SAID NORTH LINE MEASURED PARALLEL WITH SAID EAST LINE AND 316.32 FEET WEST OF SAID EAST LINE MEASURED PARALLEL WITH SAID NORTH LINE; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 92 FEET TO A POINT WHICH IS 283.76 FEET SOUTH OF SAID NORTH LINE MEASURED PARALLEL WITH SAID EAST LINE AND 230.09 FEET WEST OF SAID EAST LINE MEASURED PARALLEL WITH SAID NORTH LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 392 FEET TO A POINT WHICH IS 300.41 FEET SOUTH OF THE NORTH LINE MEASURED PARALLEL WITH SAID EAST LINE AND 170.91 FEET WEST OF SAID EAST LINE MEASURED PARALLEL WITH SAID NORTH LINE; THENCE EASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTH WITH A RADIUS OF 191 FEET TO A POINT WHICH IS 280.75 FEET SOUTH OF SAID NORTH LINE MEASURED PARALLEL WITH SAID EAST LINE AND 40 FEET WEST OF SAID EAST LINE MEASURED PARALLEL WITH SAID NORTH LINE; THENCE NORTHERLY ALONG A LINE WHICH IS PARALLEL TO AND DISTANT 40 FEET WESTERLY OF SAID LAST LINE MEASURED PARALLEL WITH SAID NORTH LINE A DISTANCE OF 280.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGGINNING AT A POINT WHICH IS 257.66 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, MEASURED PARALLEL WITH THE EAST LINE OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12 AND 284.89 FEET WEST OF SAID EAST LINE MEASURED PARALLEL WITH SAID NORTH LINE; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 32.0 FEET MORE OR LESS TO A POINT WHICH IS 251.58 FEET SOUTH OF SAID NORTH LINE MEASURED PARALLEL WITH SAID EAST LINE AND 316.32 FEET WEST OF SAID EAST LINE MEASURED PARALLEL WITH SAID NORTH LINE, THIS COURSE BEING ALONG A BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO TO CHICAGO TUBE AND IRON COMPANY BY DEED DATED JANUARY 31, 1946; AND RECORDED FEBRUARY 28, 1946 IN THE RECORDS OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 40848, PAGE 440 AS DOCUMENT 133729440; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 60.67 FEET MORE OR LESS TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

4800 S. Rockwell Street

PIN: 19-12-208-007

AN IRREGULAR SHAPED PARCEL OF LAND IN THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12 WHICH IS 190.0 FEET WEST OF THE EAST LINE OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, MEASURED ALONG THE SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 50.0 FEET; THENCE SOUTHERLY ALONG A LINE, WHICH IS PARALLEL TO AND DISTANT WESTERLY 240.0 FEET, MEASURED PARALLEL WITH SAID NORTH LINE, FROM SAID EAST LINE OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12 A DISTANCE OF 257.56 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE A DISTANCE OF 50.55 FEET TO A POINT WHICH IS 265.0 FEET SOUTH OF SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE AND 190.0 FEET WEST OF SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTH LINE (THIS COURSE BEING ALONG THE NORTH EASTERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO TO CHICAGO TUBE AND IRON COMPANY BY DEED DATED MARCH 18, 1949 AND RECORDED MARCH 30, 1949 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 44293, PAGE 51 AS DOCUMENT 14522735); THENCE NORTHERLY ALONG A STRAIGHT LINE A DISTANCE OF 265.0 FEET TO A PLACE OF BEGINNING (THIS COURSE BEING ALSO THE WESTERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO TO CHICAGO TUBE AND IRON COMPANY BY DEED DATED JANUARY 31, 1946 AND RECORDED FEBRUARY 28, 1946 IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, BOOK 40848 PAGE 440 AS DOCUMENT 13729440) IN COOK COUNTY, ILLINOIS.

2633 W. 48th Street
PIN: 19-12-208-012

AN IRREGULAR SHAPED PARCEL OF LAND IN THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 12, WHICH IS 240 FEET WEST OF THE EAST LINE OF SAID SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 12, MEASURED ALONG THE SAID NORTH LINE, SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY THE CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, TO CHICAGO TUBE AND IRON COMPANY, BY DEED DATED OCTOBER 3, 1950 AND RECORDED OCTOBER 5, 1950 IN THE RECORD OF THE RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 45984 PAGE 353 AS DOCUMENT 14919647; THENCE WESTERLY ALONG THE SAID NORTH LINE A DISTANCE OF 231.80 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 278.31 FEET AN ARC DISTANCE OF 291.24 FEET TO A POINT, WHICH IS 237.63 FEET SOUTH OF SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE, AND 326.95 FEET WEST OF SAID EAST LINE, MEASURED PARALLEL WITH THE NORTH LINE; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 76.77 FEET TO A POINT WHICH IS 255.74 FEET SOUTH OF SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE, AND 252.32 FEET WEST OF SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTH LINE, THIS COURSE BEING ALONG A NORTHERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY THE CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, TO CHICAGO TUBE AND IRON COMPANY BY DEED DATED MARCH 18, 1949 AND RECORDED MARCH 30, 1949 IN THE RECORD OF THE RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 44293, PAGE 51 AS DOCUMENT 14522735; THENCE CONTINUING SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 12.45 FEET TO A POINT 257.56 FEET SOUTH OF SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE, AND 240 FEET WEST OF SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTH LINE, THIS COURSE BEING ALONG A NORTHERLY BOUNDARY LINE OF THE PARCEL OF LAND CONVEYED AS AFORESAID BY DEED DATED MARCH 18,

1949; THENCE NORTHERLY ALONG A STRAIGHT LINE A DISTANCE OF 257.56 FEET TO THE PLACE OF BEGINNING, THIS COURSE BEING ALONG THE WESTERLY BOUNDARY LINE OF THE PARCEL OF LAND CONVEYED AS AFORESAID BY DEED DATED OCTOBER 3, 1950, IN COOK COUNTY, ILLINOIS.

4832 S. Rockwell Street

PIN: 19-12-208-015

THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12 WITH THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, A DISTANCE OF 37.47 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, SAID LINE BEING 9 FEET NORTHERLY OF AND PARALLEL, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE CHICAGO RIVER AND INDIANA BELT RAILROAD TRACK, SAID LINE WHICH MAKES AN ANGLE OF 110 DEGREES 30 MINUTES WITH THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, A DISTANCE OF 113 FEET TO A POINT; THENCE NORTHERLY ALONG A STRAIGHT LINE, SAID LINE BEING PARALLEL TO THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12 AND SAID LINE WHICH MAKES AN ANGLE OF 110 DEGREES 30 MINUTES WITH A LINE 9 FEET NORTHERLY OF AND PARALLEL TO THE CENTER LINE OF CHICAGO RIVER AND INDIANA BELT RAILROAD TRACK WHEN TURNED FROM SOUTHEAST THROUGH EAST A DISTANCE OF 8.40 FEET TO A POINT, SAID POINT BEING 9 FEET SOUTHERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF AN EXISTING SPUR TRACK OF THE CHICAGO RIVER AND INDIANA BELT RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 200 FEET AND A CHORD HAVING A LENGTH OF 68.36 FEET AND WHICH MAKES AN ANGLE OF 105 DEGREES 34 MINUTES 43 SECONDS WITH THE LAST DESCRIBED A PARALLEL LINE WHEN TURNED FROM SOUTH THROUGH EAST; THENCE CONTINUING NORTHEASTERLY ALONG A STRAIGHT LINE, SAID LINE WHICH

MAKES AND ANGLE OF 169 DEGREES 18 MINUTES 04 SECONDS WITH SAID CHORD LINE WHEN TURNED FROM SOUTHWEST THROUGH NORTH, A DISTANCE OF 44.61 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, SAID POINT BEING 48.61 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12 WITH THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12; WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST QUARTER OF SECTION 12 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

2647 W. 48th Street
 PIN: 19-12-208-017

AN IRREGULAR SHAPED PARCEL OF LAND IN THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. THE BOUNDARIES AND DESCRIPTIONS OF SAID PARCEL BEING BY REFERENCE TO A PLANE RECTANGULAR COORDINATE SYSTEM ESTABLISHED BY SURVEY. THE EAST AND WEST AXIS OF WHICH IS THE NORTH LINE OF SAID SOUTH $\frac{1}{2}$ OF SAID NORTHWEST $\frac{1}{4}$ OF SAID NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, AND THE ORIGIN OR COORDINATE BEING IN THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN SAID NORTH LINE WHOSE COORDINATE LOCATION IS SOUTH 0 FEET AND WEST 514.99 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 112 DEGREES 04 MINUTES 20 SECONDS MEASURED FROM WEST TO SOUTHEAST A DISTANCE OF 78.21 FEET TO A POINT OF CURVE WHOSE COORDINATE LOCATION IS SOUTH 72.48 FEET AND WEST 485.50 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND TANGENT WITH THE LAST DESCRIBED STRAIGHT LINE OF SAID POINT OF CURVE AND HAVING A RADIUS OF 573.69 FEET, A DISTANCE OF 146.22 FEET TO A POINT OF INTERSECTION WITH A

STRAIGHT LINE, THE COORDINATE LOCATION OF SAID POINT BEING SOUTH 199.55 FEET AND WEST 413.81 FEET; THENCE NORTHWESTERLY ALONG LAST REFERRED TO STRAIGHT LINE FORMING AN ANGLE OF 35 DEGREES 53 MINUTES 00 SECONDS MEASURED FROM NORTHWEST TO WEST WITH THE TANGENT OF LAST DESCRIBED CURVED LINE AT SAID POINT OF INTERSECTION A DISTANCE OF 101.59 FEET TO A POINT OF INTERSECTION WITH A STRAIGHT LINE THE COORDINATE LOCATION OF SAID POINT BEING SOUTH 175.93 FEET AND WEST 512.65 FEET; THENCE CONTINUING NORTHWESTERLY ALONG LAST REFERRED TO STRAIGHT LINE FORMING AN ANGLE OF 172 DEGREES 47 MINUTES 00 SECONDS WITH LAST DESCRIBED STRAIGHT LINE MEASURED FROM SOUTHEAST THROUGH NORTH TO NORTHWEST A DISTANCE OF 74.01 FEET TO A POINT, THE COORDINATE LOCATION OF SAID POINT BEING SOUTH 149.82 FEET AND WEST 580.40 FEET; THENCE NORTHERLY TO A POINT OF INTERSECTION WITH THE SAID NORTH LINE OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, THE COORDINATE LOCATION OF SAID POINT BEING SOUTH 0 FEET AND WEST 580.24 FEET A DISTANCE OF 149.82 FEET; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 65.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

2635 W. 48th Street Street

PIN: 19-12-208-019

AN IRREGULAR SHAPED PARCEL OF LAND IN THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, WHICH IS 514.99 FEET WEST OF THE EAST LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, AFORESAID, A DISTANCE OF 43.19 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 278.31 FEET, A DISTANCE OF 291.24 FEET TO A POINT WHICH IS 237.63 FEET SOUTH FROM SAID NORTH LINE, MEASURED PARALLEL WITH THE SAID EAST LINE, AND 326.95 FEET WEST FROM SAID EAST

LINE, MEASURED PARALLEL WITH SAID NORTHLINE; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 46.52 FEET TO A POINT WHICH IS 257.56 FEET SOUTH FROM SAID NORTH LINE, MEASURED PARALLEL WITH THE SAID EAST LINE, AND 284.89 FEET WEST FROM SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTHLINE; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 31.99 FEET TO A POINT WHICH IS 251.58 FEET SOUTH FROM SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE AND 316.32 FEET FROM SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTHLINE; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 210.31 FEET TO A POINT WHICH IS 175.93 FEET SOUTH FROM SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE, AND 512.65 FEET WEST FROM SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTHLINE, THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 101.59 FEET TO A POINT WHICH IS 199.55 FEET SOUTH FROM SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE, AND 413.81 FEET WEST FROM SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTHLINE, WHICH POINT IS ALSO THE MOST SOUTHEASTERLY CORNER OF AN IRREGULAR SHAPED PARCEL OF LAND CONVEY TO CHICAGO TUBE AND IRON COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 2, 1969 AS DOCUMENT NUMBER 20858298; THENCE NORTHWESTWARDLY ALONG THE NORTHEASTERLY LINE OF THE AFORESAID PARCEL OF LAND, BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 573.69 FEET, A DISTANCE OF 146.21 FEET TO A POINT OF TANGENCY WHICH IS 72.48 FEET SOUTH FROM SAID NORTH LINE, MEASURED PARALLEL WITH SAID EAST LINE, AND 485.50 FEET WEST FROM SAID EAST LINE, MEASURED PARALLEL WITH SAID NORTHLINE, AND THENCE NORTHWESTWARDLY ALONG THE SAID NORTHEASTERLY LINE OF THE HERETOFORE MENTIONED PARCEL OF LAND, BEING HERE A STRAIGHT LINE, A DISTANCE OF 78.21 FEET TO THE POINT OF BEGINNING.

48th Street and Rockwell Street

PIN: 19-12-208-023

THAT PART OF THE VACATED CHICAGO RIVER AND INDIANA (CONRAIL) RIGHT OF WAY ACQUIRED BY THE CITY OF

CHICAGO BY CONDEMNATION AND BY SPECIAL QUIT CLAIM DEED DATED MARCH 31, 1992 RECORDED ON MAY 21, 1992 AS DOCUMENT NUMBER 92355238 WHICH IS ADJACENT TO AND SOUTH OF THE PROPERTIES DESCRIBED ABOVE AND IDENTIFIED BY PINS: 19-12-208-006, 007, 012, 019, 017 AND 015 LOCATED IN THE SOUTH HALF OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. THE PIN FOR THE FORMER CR&I (CONRAIL) RIGHT OF WAY IS 19-12-208-023.

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

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

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

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

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

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
 María N. Saldaña, Cynthia M. Santos, Samuel Wm. Sax,
 Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1455, New Construction Work for the new 9th District Police Station and Parking Structure project located at 3120 S. Halsted Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7041

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. 1455, New Construction Work for the new 9th District Police Station and Parking Structure project located at 3120 S. Halsted 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>
FHP Tectonics Corporation	\$28,977,000.00	\$28,049,736.00
IHC Construction Companies LLC	\$28,999,294.00	\$28,303,311.00

; and

WHEREAS, the bid of FHP Tectonics Corporation 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, FHP Tectonics Corporation has advised the Commission that the sureties on the performance and payment bond to be supplied in the form set forth in the contract documents will be Continental Casualty Company and Safeco Insurance Company of America (co-sureties), corporate sureties authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1455 be awarded to FHP Tectonics Corporation, and Continental Casualty Company and Safeco Insurance Company of America (co-sureties), proposed sureties 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 FHP Tectonics Corporation, Contract No. 1455, New Construction Work for the new 9th District Police Station and Parking Structure project pursuant to the terms thereof for the base contract price of \$28,977,000.00 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. 1455, subject to the completion and delivery to the Commission of said form of bond by FHP Tectonics Corporation, and Continental Casualty Company and Safeco Insurance Company of America (co-sureties), as sureties, in the principal amount of \$28,977,000.00, 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, Robert B. Donaldson,
María N. Saldaña, Cynthia M. Santos, Samuel Wm. Sax,
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval to undertake the design and construction of the Ford Calumet Environmental Center project located adjacent to the Hegewisch Marsh in the vicinity of 130th Street and Torrence Avenue on behalf of the City of Chicago Department of Environment and Department of General Services. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7042

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request by the City of Chicago to undertake the design and construction of the Ford Calumet Environmental Center project located adjacent to the Hegewisch Marsh in the vicinity of 130th Street and Torrence Avenue; 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, Robert B. Donaldson,
María N. Saldaña, Cynthia M. Santos, Samuel Wm. Sax,
Gerald M. Sullivan, Rufus Williams – 8

Commissioners voting in the negative:

None

The next item presented to the Commissioners for consideration of approval was a request from the City of Chicago Department of Planning and Development to transfer title of a parcel of property located at 10 East 36th Place, Chicago, Illinois, heretofore acquired by the Commission on behalf of the City, to the City of Chicago for future development. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7043

WHEREAS, the Public Building Commission “the Commission” has acquired a parcel of land commonly known as 10 East 36th Place, Chicago, Illinois (the “Property”) on behalf of the City of Chicago; and

WHEREAS, it has been determined that the Property, legally described hereinbelow, is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Commission; and

WHEREAS, the City has requested that the Commission convey title to such property to the City of Chicago, an Illinois municipal corporation;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request of the City's Department of Planning and Development to transfer title to the parcel of land commonly known as 10 E. 36th Place and legally described below to the City of Chicago.

10 EAST 36th PLACE
Chicago, Illinois 60643

Legal Description

LOT 1 IN PHELP'S SUBDIVISION OF LOTS 44, 45, 46 IN BLOCK A OF FREEMAN'S ADDITION, BEING A SUBDIVISION OF 10 ACRES SOUTH OF AND ADJOINING THE NORTH 20 ACRES OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 17-34-303-016

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 parcel of property to the City of Chicago.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval the appointment of E Cube, Inc. to provide professional commissioning services for the Fleet Management Vehicle Maintenance Facility Project located at 5201 S. Western Boulevard for a fee not-to-exceed \$68,628.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7044

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of E Cube, Inc. to provide professional commissioning services for the Fleet Management Vehicle Maintenance Facility Project for a fee not-to-exceed \$68,628.00 plus reimbursable expenses which may be necessary to complete the project in such amounts as may be approved by the Executive Director.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the appointment of Usher Brothers Ideal Heating Company to provide professional testing and verification services for the Budlong Woods Branch Library located at 5630 N. Lincoln Avenue for a fee not-to-exceed \$72,550.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7045

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Usher Brothers Ideal Heating Company to provide professional testing and verification services for the Budlong Woods Branch Library for a fee not-to-exceed \$72,550.00 plus reimbursable expenses which may be necessary to complete the project in such amounts as may be approved by the Executive Director.

Commissioners voting in the affirmative:

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

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 litigation involving Novak Construction Company relative to the Department of Water Facility and Shops project under section 2(c)11 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7046

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened in order to discuss litigation involving Novak Construction Company relative to the Department of Water Facility and Shops project under Section 2(c)11 of the Open Meetings Act.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

Legal Counsel presented to the Board of Commissioners for consideration of approval the settlement of a claim by Novak Construction Company on Contract #1231 for the Department of Water Facility and Shops Project located at 1424 W. Pershing Road, Chicago, Illinois. Several mechanic lien proceedings were filed on behalf of various subcontracts, and Novak filed a claim for delays and additional work in the sum of \$2.4 million. The claim was evaluated on behalf of PBC by Joseph E. Manzi & Associates and Jerry McGleam, of DGS, who had supervised the project. After extensive motions and discovery in court, both sides agreed to mediation by Judge Nixon, who has recommended settlement at a level of \$900,000 to \$950,000. As a result of negotiations, Legal Counsel recommended a settlement in the amount of \$875,000 and the waiver of liquidated delay damages of \$508,000 which were assessed after the building was occupied for failure to timely complete punchlist work. Legal Counsel advised that, in its

opinion, the proposed settlement is fair and reasonable based upon the mediation recommendation by Judge Nixon and analysis of the claim by DGS's representatives.

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

RESOLUTION NO. 7047

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the settlement of the claim made by Novak Construction Company, in connection with the Department of Water Facility and Shops project, Contract #1231 for the sum of \$875,000 and waiver of liquidated damages.

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 claims approved by this Resolution.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

**Public Building Commission of Chicago
Proposed Amendment Report to the Administrative and Operations Committee -
March 29, 2007**

Amendment	Project	Consultant	Reason for the Proposed Amendment	Amount of the Proposed Amendment	Consultant's Maximum Compensation including the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Program Management Office (PMO)	Parsons Commercial Technology Group, Inc. (Consultant) PS 976-A1	<p>This amendment represents an increase of \$2,800,000 to the PMO's original Maximum Compensation of \$6,000,333. This increase is a result of the completion of negotiations of the PMO's initial Work and Cost Outlay Plan ("WCOP") by PBC Staff and the PMO. The "WCOP" includes Project Management staffing by the PMO for 37 projects, including 13 Modern Schools Across Chicago projects. The level of effort for Modern Schools Across Chicago is more than double what was anticipated last December when the PMO's project management staff costs (\$2,000,000) was calculated as part of their original contract. The increase is attributed to many schools being slated for opening in Fall 2009. Therefore, planning and acquisition will have to proceed quickly, and design will need to begin this Fall rather than in 2008 as initially anticipated. The amended Maximum Compensation for the PMO will be \$8,800,333 and the amended budget for project management staff costs will be \$4,800,000. The Agreement's Core Staff budget is unchanged as will the Agreement's Subconsultant and Reimbursable budgets.</p>	\$2,800,000.00	\$8,800,333.00	N/A

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – April 10, 2007

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
April 10, 2007**

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 APRIL	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Hayes Park Natatorium	1247	Simpson Construction	\$6,760,500.00	\$188,283.19	\$6,948,783.19	\$51,448.00	\$7,000,231.19	3.55%
Corkery Campus Park	1329	Integrated Construction Technology Corp.	\$899,900.00	\$38,699.07	\$938,599.07	\$11,128.00	\$949,727.07	5.54%
Albany Park School	1334	Pacific Construction Services	\$19,380,100.00	\$300,994.81	\$19,681,094.81	\$6,308.67	\$19,687,403.48	1.59%
Gale Community Center	1336	FHP Tectonics d/b/a FH Paschen & SN Nielsen	\$5,964,000.00	\$522,780.63	\$6,486,780.63	\$29,959.05	\$6,516,739.68	9.27%
7th District Police Station	1448	Old Veteran Construction	\$1,972,300.38	0.00%	\$1,972,300.38	\$0.00	\$1,972,300.38	0.00%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
CP4-4 - Hayes Park Natatorium
4/10/2007

Simpson Construction Co.
701 25th Avenue
Bellwood, Illinois 60104

CHNG	BULL	CONTRACT NUMBER	1247	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$6,760,500.00
NUM		APPROVED CHANGE ORDERS		\$188,283.19
ADJUSTED CONTRACT PRICE TO DATE				\$6,948,783.19
007	1247-063	The specified landscape work in the east parking lot area was completed in October 2002. The Contractor's responsibilities for weeding, watering, maintenance, and restoration of the landscaping in this area ended in November 2003. Additional maintenance and restoration beyond the warranty period was needed to prepare for an opening ceremony. Owner Directed -		\$3,689.52
007	1247-064	Concrete obstructions were discovered during excavation activities for the installation of a new asphalt driveway connecting the new natatorium to Whipple Street. The concrete obstruction was removed by the Contractor in order to facilitate the installation of the asphalt driveway. Discovered Conditions -		\$1,878.00
007	1247-065	The Contractor provided/installed a Sonogard pool deck coating. The coating allows for a uniform non-slip finish at the pool deck. Owner Directed -		\$22,408.89
007	1247-066	The AOR revised the sheet metal fascia at the upper roof of the building. The fascia depth was increased to bridge the gap between the top of the Aluminum window frames and the bottom of the structural steel support system. The louver door at the north elevation of the roof required modification to accommodate the revised fascia depth. Error -		\$4,062.93
007	1247-067	This amount was not included as part of a previously approved mechanical Change Order related to the rerouting of hot gas lines from the pool equipment room to the second floor mechanical area. The Contractor is entitled to this adjustment. Error -		\$371.72
007	1247-068	The temperature control thermostat was deleted and replaced with a freeze thermostat. The freeze thermostat was required to accommodate the mechanical system. The freeze thermostat will allow for a system shut down, which will prevent the heating coils from freezing. Owner Directed -		\$2,421.00
007	1247-069	The mixing water temperature from the pool to the hot water boiler was not properly maintained, causing condensation within the boiler's heating elements. This resulted in the complete corrosion and breakdown of the boiler. Additionally, the specified hot water boiler was not fully automated. The new boiler has 100% ducted outside air combustion and is fully automated, which will prevent future problems. Owner Directed -		\$16,616.34
TOTAL CHANGE ADDITION				\$51,448.40
ADJUSTED CONTRACT PRICE AFTER APPROVAL				\$7,000,231.59

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1247

heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Corkery Campus Park
4/10/2007

Integrated Construction Technology Corp.
2919 South Archer Ave.
Chicago, IL 60608

CHNG	BULL	CONTRACT NUMBER	1329	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$899,900.00
NUM		APPROVED CHANGE ORDERS		\$38,699.07
		ADJUSTED CONTRACT PRICE TO DATE		\$938,599.07
004	1329-025	Additional demolition and machinery is required to remove the existing pavement for the campus park due to the unforeseen conditions. The contractor encountered 50,000 sq. ft of 10" to 12" concrete with 5/8" rebar on 12" centers, which is typical found on highways. (Discovered Condition) -		\$11,128.00

TOTAL CHANGE ADDITION	\$11,128.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$949,727.07

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1329

heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Albany Park School
4/10/2007

Pacific Construction Services
33 W. Monroe Suite 2100
Chicago, Illinois 60603

CHNG	BULL	CONTRACT NUMBER	1334	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$19,380,100.00
NUM		APPROVED CHANGE ORDERS		\$300,994.81
ADJUSTED CONTRACT PRICE TO DATE				\$19,681,094.81
009	1334-013	Provide labor and material to install Acoustical Ceiling Tile & Wall Panels in-lieu of Wood Grille Ceiling and Wall System and associated revisions to architectural lighting coves, fixtures, linear diffusers & sprinkler heads at the Library (Room 201) and Lobby (Room 100B). The design team was directed to replace the Wood Ceiling and Wall Panels with Acoustical Ceiling Tiles/Wall Panels. The net result of this change required the selection of new light fixtures vastly exceeded the cost of the base design fixtures as noted in the Contractor's Breakdown) and miscellaneous revisions to the Mechanical and Fire Protection System.(Owner Directed) -		\$6,308.67

TOTAL CHANGE ADDITION	\$6,308.67
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$19,687,403.48

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1334

heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Gale Community Center
4/10/2007

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

CHNG	BULL	CONTRACT NUMBER	1336	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$5,964,000.00
NUM		APPROVED CHANGE ORDERS		\$522,780.63
<hr/>				
ADJUSTED CONTRACT PRICE TO DATE				\$6,486,780.63
003	1336-001	Add gypsum sheathing between roof insulation and metal roof decking to conform with code requirements; add two(2) push-pad switches to operate ADA required door operators; increase the sizes of conductors as required by service loads of facility. (Errors & omission in Contract Documents) -		\$29,959.05

TOTAL CHANGE ADDITION	<hr/>	\$29,959.05
ADJUSTED CONTRACT PRICE AFTER APPROVAL	<hr/>	\$6,516,739.68

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1336

heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
7th District Police Station
4/10/2007

Old Veteran
10942 S. Halsted St.
Chicago, IL 60628

CHNG	BULL	CONTRACT NUMBER	1448	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$1,972,300.38
NUM		APPROVED CHANGE ORDERS		\$0.00
ADJUSTED CONTRACT PRICE TO DATE				\$1,972,300.38

002	1448-002	The NTP for this Phase of work was issued to Old Veteran on November 15, 2006. Construction activities for the 7th District Police Station commenced on November 16, 2006. The contractual completion date for all Phase I activities is March 23, 2007. Due to continued inclement weather conditions excavation and backfill activities will not be complete by the contractual completion date. Therefore, OVC's contractual completion date is being extended from March 23, 2007 to April 13, 1007. This no cost twenty-one (21) calendar day time extension will allow OVC to complete all of its remaining contract work. (Owner Directed) -	\$0.00
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TOTAL CHANGE ADDITION	\$0.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$1,972,300.38

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1448

heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

Notice of Award
April 2007

Project Name	Service	Assigned PM	PM	MA	EX DIR	Firm	\$Total	Comments
7th District Police Station	Reproduction	R. Giderof	X	X	X	Cushing & Company	\$12,017.83	
Miles Davis Academy	Reproduction	R. Giderof	X	X	X	Cushing & Company	\$20,106.76	
Westinghouse High School	Reproduction	R. Giderof	X	X	X	Cushing & Company	\$16,116.97	
Drummond Campus Park								
O.A. Thorp School Campus Park	Estimating Services	J. Valentin	X	X	X	Daniel Weinbach & Partners	\$1,000.00	
Salt Storage 120th & Peoria	Plat of Survey	D. Lai	X	X	X	McBride Engineering, Inc.	\$4,250.00	
PBCC Administration	Temp Work for Finance	C. Wright-Harris	X	X	X	Account Temps	\$376.65	
Vodak-East Side Branch Library	LEED Certification	D. Lai	X	X	X	US Green Building Council	\$1,500.00	