

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON MAY 12, 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 May 12, 2009 at 2:30 P.M.

The following Commissioners were present:

Richard M. Daley, Chairman
Arthur M. Brazier
Gery J. Chico
Robert B. Donaldson
Benjamin Reyes
Cynthia M. Santos
Samuel Wm. Sax
Gerald M. Sullivan

The following Commissioners were absent:

Adela Cepeda
Michael W. Scott
Todd H. Stroger

Also present were:

Erin Lavin Cabonargi

V. Alvarez
H. Bhatt
L. Bannister
D. Burton
P. Callahan
R. Castillo
C. Cogtella
V. Colla
D. Davis
R. Del Campo
S. Ekaitis
M. Epps
D. Fleener

A. Fredd
T. Foucher-Weekley
S. Gam
R. Garrett
T. Gary
L. Giderof
R. Giderof
M. Gulford
K. Hall
C. Hart
P. Harney
J. Hartman
T. Haymaker
K. Holt
J. Jack
D. Jackson
E. Johnson
L. Ketterl
J. Keymson
A. Lavelle
E. Manning
L. Martinez
G. McGleam
D. McNabb
J. Meeks
K. Mullaney
N. Nasser
L. Neal
B. Quinn
J. Plezbert
K. Purcell
R. Rehayem
B. Robicsele
G. Rodriguez
O. Ruffin
K. Smith
P. Spieles
J. Stein
V. Vujovic
S. Washington
C. Watts
K. Wilson

J. Wilson
D. Winters

The reading of the minutes of the April 14, 2009 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

Next, Commissioner Santos presented a report regarding the Administrative Operations (AO) meeting held on May 6, 2009 which is summarized as follows:

- ◆ **Report Concerning the Quarterly Staff Reports** – The Executive Director provided the AO Committee with the following staff reports for the First Quarter: 2009 Quarterly Program Forecast Report; Market Conditions Report; Bidding Record 2007-2009 Report; Monthly Project Status Report; M/WBE Commitment Report 2009 (Construction and JOC Awards); M/WBE Compliance Report (Construction Completion); Construction Change Order % Report; and Specialty Consultants 2009 Award and Commitment Report.

Highlights of the various reports were summarized by the Executive Director and the AO Committee accepted the reports. Staff was commended by the Commissioners for the accomplishments cited in the quarterly reports as well as the presentation of materials. It was recommended that the quarterly reports be made available to the public as well as PBC Client Agencies.

- ◆ **Field Order Activity Report and Proposed Change Orders** – Field Orders were issued for the following projects: Belmont Cragin Area Elementary School; Beverly Branch Library; Brighton Park I Area Elementary School; Jesse Owens Fieldhouse; Kelly Curie High School; Norwood Park Senior Satellite Center; Skinner Elementary School; South Shore Replacement High School; Southwest Area Middle School; Taylor Lauridsen Fieldhouse; Vehicle Maintenance Facility; and Westinghouse High School. The AO Committee accepted the report recommending approval of change orders for the following projects: South Water Purification Plant Chlorine Improvements, \$86,578; 9th District Police Station, \$100,341; and South Shore Replacement High School, \$463,900.
- ◆ **Report on Specialty Consultants** – The AO Committee accepted the Notice of Awards report to the following specialty consultants: **ALTA Surveys** for the Garvy ES Addition, Edgebrook ES Addition and Sauganash ES Addition to Tecma Associates, Inc.; **ALTA Surveys – Additional Services** for the Southeast Area ES and the Burley, Mann, Earle and Kershaw Campus Parks to Tecma Associates, Inc., and the Dunning Branch Library to Environmental Design International, Inc; **Phase II ESA** for Southeast Area ES to GSG Consultants, Inc., Gwendolyn Brooks College Prep Academy to Carnow Conibear & Associates, Ltd. and Avondale/Irving Park ES to Mactec Inc.; **Phase II ESA – Additional Services** for Taylor Lauridsen

Fieldhouse to Carnow Conibear & Associates, Ltd.; **Commissioning Services** for Fire Station E109 to E-Cube Inc.; **Construction Material Testing** for Brighton Park I Area ES to Great Lakes Soil & Environmental and Boone Clinton Area ES to GSG Material Testing Inc.; **Construction Material Testing – Additional Services** for Belmont Cragin Area ES to Terracon and Southwest Area MS to K&S Engineers, Inc.

- ◆ **Report on Appointment of Risk Management Consultant** – The AO Committee accepted the report recommending the appointment of Risk Management and Information Systems (RMIS) to provide risk management and insurance consulting services to PBC.
- ◆ **Report on Appointment of Architect for Conceptual Design Services** - The AO Committee accepted the report recommending the appointment of Loewenberg Architects to provide conceptual design services for the Lakeshore East Elementary School Project.
- ◆ **Report on EEO and Local Contractor/Subcontractor Requirements** – The AO Committee was provided a summary and draft resolution concerning the following economic opportunity and local contractor/subcontractor requirements: amend the community hiring policy to apply to all PBC projects due to the economic recession and increase the community/hiring requirement by 50% (from 5% to 7.5%); extend the incentives afforded by the Award Criteria Formula to steel fabrication; and require that general contractors that are Local Businesses award 25% of work to subcontractors that are Local Businesses and that general contractors that are not Local Businesses award 35% of work to subcontractors that are Local Businesses. Further, the Executive Director would be authorized to increase, decrease or waive the requirements for reasonable cause and to promulgate rules and regulations to implement the Resolution. Following discussion, and upon recommendation of staff and legal counsel, the AO Committee recommended that the draft resolution be brought to the full board for consideration of approval.
- ◆ **Report on Proposed Amendments to Professional Services Agreements** - The AO Committee concurred with the recommendation to approve amendments to professional services agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit "A".

The report of the Administrative Operations Committee was accepted.

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

RESOLUTION NO. 7320

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Executive Director then called upon Kevin Holt, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts not requiring an increase to the project budgets marked Exhibit "B". It was noted for the record that Commissioner Chico abstained from approval of the change order issued to FHP Tectonic's Corp. for the 9th District Police Station. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7321

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Robert B. Donaldson,
Benjamin Reyes, Cynthia M. Santos, Samuel Wm. Sax,
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

Commissioners abstaining:

Gery J. Chico - 1

The next item presented to the Commissioners was the Notice of Awards report. There were 24 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. It was noted for the record that Commissioner Chico abstained from ratification of the item regarding the notice of award to GSG Consultants, Inc. for geotechnical borings at Whitney Young Library. Except as noted above, 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 18 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".

Then the Executive Director presented to the Board of Commissioners for consideration of approval the appointment of Risk Management Information Systems (RMIS) to provide risk management and consulting services to the Public Building Commission of Chicago for a fee not-to-exceed \$75,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7322

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Risk Management Information Systems (RMIS) to provide risk management and consulting services to the Public Building Commission of Chicago for a fee not-to-exceed \$75,000.00.

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:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of a request to undertake the Michael Reese Hospital & Medical Center Demolition and Abatement Project as well as enter into a three-way project agreement between the Public Building Commission, the City of Chicago and Chicago 2016. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7323

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the Michael Reese Hospital & Medical Center Demolition and Abatement Project and authorization is given to enter into a three-way project agreement between the Public Building Commission, the City of Chicago and Chicago 2016.

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:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the appointment of NIA Architects, Inc. to provide Technical Consulting Services for the Michael Reese Hospital and Medical Center Demolition and Abatement Project for a fee not-to-exceed \$50,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7324

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of NIA Architects, Inc. to provide Technical Consulting Services for the Michael Reese Hospital and Medical Center Demolition and Abatement Project for a fee not-to-exceed \$50,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director.

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:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the appointment of The Target Group, Inc. to provide Economic Opportunity and Community Impact Analysis services for the Michael Reese Hospital and Medical Center Demolition and Abatement Project for a fee not-to-exceed \$110,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7325

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of The Target Group, Inc. to provide Economic Opportunity and Community Impact Analysis services for the Michael Reese Hospital and Medical Center Demolition and Abatement Project for a fee not-to-exceed \$110,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director.

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:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

Next the Executive Director presented to the Board of Commissioners for consideration of approval the appointment of Carnow, Conibear & Associates to provide Environmental Consulting Services for the Michael Reese Hospital and Medical Center Demolition and Abatement Project for a fee not-to-exceed \$58,100.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7326

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Carnow, Conibear & Associates to provide Environmental Consulting Services for the Michael Reese Hospital and Medical Center Demolition and Abatement Project for a fee not-to-exceed \$58,100.00.

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:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was to establish a local business subcontracting requirement and revise the community hiring and equal opportunity requirements for projects undertaken by the Public Building Commission of Chicago. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO.7327

WHEREAS, the Commission has been established pursuant to the Public Building Commission Act, 50 ILCS 20/1 *et seq.*, by the City of Chicago (“City”) and County of Cook (“County”) to secure the public convenience and welfare of the residents of the City and County; and

WHEREAS, the Commission has previously adopted a policy (“Community Hiring Policy”) of encouraging the participation of community residents in Commission projects in less-advantaged communities of the City and County authorized the Executive Director to institute contract requirements that are designed to increase the employment of community residents on projects undertake by the Commission; and

WHEREAS, the Commission has previously instituted the practice of requiring contractors on Commission projects to meet certain equal employment opportunity goals with respect to the employment of minorities and women as apprentices, laborers and journeyworkers on Commission projects (“Award Criteria Formula”); and

WHEREAS, the Commission deems it necessary and appropriate to augment its efforts to secure the public convenience and welfare of the residents of the City and County in response to the economic recession that began in late 2007 (“Recession”), and has since impacted every community in the City and County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO AS FOLLOWS:

1. Incorporation of Recitals. The Board of Commissioners hereby finds the facts and makes the determinations as set forth in the preamble.

2. Community Hiring Policy. Inasmuch as the Recession has adversely affected all communities within the City and County, the Community Hiring Policy heretofore authorized by the Commission for certain projects shall apply to all Commission construction contracts. Additionally, the level of community participation required shall be increased by 50%, i.e., Commission contractors will now be required to utilize residents of a project's community to perform 7.5% of the project labor, rather than the 5% previously required on certain projects. [Effective as of March 1, 2009.]

3. Additional Trade Category for Project Labor Pool. The Award Criteria Formula used as the basis of award for the Commission's construction contracts as an incentive with respect to minority and female journeyworkers, apprentices and laborers in certain trades for work done on the project site is extended to include steel fabrication performed by minority and female journeyworkers, apprentices and laborers for Commission projects. Accordingly, steel fabrication shall be included among the trade categories listed in Part V of Book 1 of the Commission's standard construction contracts as amended from time to time. [Effective as of March 1, 2009.]

4. Incentives for Local Subcontracting. In order to ensure that local businesses that provide subcontracting work to general contractors on Commission projects are provided with the opportunity to benefit from Commission contracts, the Commission shall require the following:

4.1 General contractors that are Local Businesses (as defined below) are required to award 25% of the Work under their contract with the Commission to subcontractors that are Local Businesses.

4.2 General contractors that are not Local Businesses are required to award 35% of the Work under their contract with the Commission to subcontractors that are Local Businesses.

4.3 A Local Business is one that: 1) owns or leases a functioning business office and/or operations facilities within the corporate limits of the City of Chicago (for City-funded projects) or the County of Cook (for County-funded projects); 2) is

registered and licensed to do business in the City of Chicago (for City-funded projects) or County of Cook (for County-funded projects); 3) employs City of Chicago residents (for City-funded projects) or Cook County residents (for County-funded projects); and 4) is subject to City of Chicago taxes (for City-funded projects) or Cook County taxes (for County-funded projects). In the event that the Commission performs a project for a unit of local government that operates in multiple municipalities, such as the Metropolitan Water Reclamation District, "Local Business" shall be defined in the bid documents for that project.

4.4 The Executive Director of the Commission is authorized to increase or decrease the level of Local Business participation required on a project, or waive the requirement in whole or in part, if the Executive Director determines that such increase, decrease or waiver is reasonable given the scope of the project in question and the availability and capacity of Local Business subcontractors to perform the work.

4.5 The Executive Director is authorized to promulgate such rules and regulations as may be required to implement and enforce the provisions of this Resolution of the Board.

5. This resolution is effective immediately upon the passage thereof.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan - 8

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request from the Chicago Public Schools for the Public Building Commission to provide formulation services associated with the development of the Lakeshore East Elementary School project at a location to be determined within the Lakeshore East community for a fee not-to-exceed \$150,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7328

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide formulation services associated with the development of the Lakeshore East Elementary School project for a fee not-to-exceed \$150,000.00.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

Then the Executive Director presented to the Board of Commissioners for consideration of approval the appointment of Loewenberg Architects to provide conceptual design services for the Lakeshore East Elementary School project for a fee not-to-exceed \$70,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7329

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Loewenberg Architects to provide conceptual design services for the Lakeshore East Elementary School project for a fee not-to-exceed \$70,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director.

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:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval a request from the Chicago Public Schools for the Public Building Commission to provide formulation services associated with the development of the John T. McCutcheon Elementary School Addition and Renovation project located at 4865 N. Sheridan Road for a fee not-to-exceed \$150,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7330

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide formulation services associated with the development of the John T. McCutcheon Elementary School Addition and Renovation project for a fee not-to-exceed \$150,000.00 plus reimbursables in such amounts as shall be approved by the Executive Director.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the request to undertake the design and construction of the new Peck Elementary School Addition and Renovation project located at 3826 W. 58th Street, Chicago, Illinois with funds to be provided by or on behalf of the Board of Education of the City of Chicago. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7331

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the design and construction of the new Peck Elementary School Addition and Renovation project with funds to be provided by or on behalf of the Board of Education of the City of Chicago.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request to undertake the design and construction of the new Southwest Area High School project located at 77th Street and Homan Avenue, Chicago, Illinois with funds to be provided by or on behalf of the Board of Education of the City of Chicago. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7332

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the design and construction of the new Southwest Area High School project with funds to be provided by or on behalf of the Board of Education of the City of Chicago.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Executive Director next reported to the Board of Commissioners that three board resolutions previously approved by PBC at the April 14, 2009 board meeting had subsequently been approved by the Board of Education on April 22, 2009 to undertake the design and construction of the following school projects:

Back of the Yards Area High School	47 th Street and Hoyne Ave.
Gwendolyn Brooks College Prep. Academy	250 E. 111 th Street
Ogden Replacement Elementary School	Oak Street and State Street

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 09-0422-RS12 (which amends Board Report 07-0328-RS6 previously approved at the May 8, 2007 board meeting) requesting that the Public Building Commission of Chicago undertake the design and construction of the new Westinghouse High School located at 400 N. Kedzie Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7333

WHEREAS, on April 22, 2009 the Board of Education of the City of Chicago approved Board Report 09-0422-RS12 (which amends Board Report 07-0328-RS6) requesting that the Public Building Commission undertake the design and construction of the new Westinghouse High School located at 400 N. Kedzie Avenue; and

WHEREAS, the Board of Education has requested that the Board of Commissioners of the Public Building Commission of Chicago undertake the design and construction of the new Westinghouse High School located at 400 N. Kedzie Avenue with funds to be provided by or

on behalf of the Board of Education in such amounts and sources as set forth in Board Report No. 09-0422-RS12.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The foregoing recitals are hereby incorporated herein by reference.

2. The Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the design and construction of the new Westinghouse High School on behalf of the Chicago Board of Education with funds to be provided by or on behalf of the Board of Education in such amounts and from such sources as set forth in Board Report No. 09-0422-RS12.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the designation of property bounded by 104th Street on the North, Indianapolis Boulevard on the East, 105th Street on the South and the former Penn Central Railroad Right of Way on the West, Chicago, Illinois and legally described hereinbelow as a site to be acquired for the development and construction of the new Southeast Area Elementary School project with funding to be provided by or on behalf of the Chicago Public Schools. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7334

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 Chicago Public Schools; and

WHEREAS, the Chicago Public Schools has requested that the Commission designate and acquire the property bounded by 104th Street on the North, Indianapolis Boulevard on the East, 105th Street on the South and the former Penn Central Railroad Right of Way on the West, Chicago, Illinois and legally described hereinbelow (the "Property"), for the development and construction of a new Southeast Area Elementary School (the "Project") with funds to be provided by or on behalf of the Chicago Public Schools; and

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

1. The foregoing recitals are hereby incorporated herein by reference.

2. Pursuant to the requirements of Section 14 of the Act, the site bounded by 104th Street on the North, Indianapolis Boulevard on the East, 105th Street on the South and the former Penn Central Railroad Right of Way on the West, Chicago, Illinois, and legally described as follows (the "Property") is hereby selected, located and designated for acquisition and construction of a new elementary school.

SOUTHEAST AREA ELEMENTARY SCHOOL
(bounded by 104th Street on the North, Indianapolis Boulevard
on the East, 105th Street on the South and the former
Penn Central Railroad Right of Way on the West)
Chicago, Illinois

LEGAL DESCRIPTION

LOTS 1 THROUGH 22 (BOTH INCLUSIVE); AND ALSO LOTS 23 THROUGH 28 (BOTH INCLUSIVE); AND ALSO LOTS 29 THROUGH 31 (BOTH INCLUSIVE); AND ALL ALLEYS LYING ADJACENT TO AND ADJOINING SAID LOTS AND LOCATED WITHIN BLOCK 22 TAKEN AS A TRACT IN IRON WORKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION, OF THE SOUTH FRACTIONAL HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A 14-FOOT ALLEY BEING THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF INDIANAPOLIS BOULEVARD WITH A LINE 33 FEET EASTWARDLY OF (MEASURED AT RIGHT ANGLE) AND PARALLEL WITH THE ORIGINAL CENTER LINE OF A RAILROAD RIGHT-OF-WAY OF THE FORMER PENN CENTRAL RR; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF INDIANAPOLIS BOULEVARD A DISTANCE OF 730.53 FEET TO THE NORTH LINE OF E. 105TH STREET; THENCE WESTERLY ALONG SAID NORTH LINE OF EAST 105TH STREET A DISTANCE OF 457.73 FEET TO THE WESTERLY LINE OF AFOREMENTIONED 14-FOOT ALLEY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID 14-FOOT ALLEY DISTANCE OF 565.78 FEET TO THE POINT OF BEGINNING ALL IN SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Nos:

26-08-404-025 THROUGH AND INCLUDING 031

26-08-404-033 THROUGH AND INCLUDING 043

26-08-404-062 AND 066 THROUGH AND INCLUDING 069

GENERAL BOUNDARIES:

104TH STREET ON THE NORTH, INDIANAPOLIS BOULEVARD ON THE EAST, 105TH STREET ON THE SOUTH AND THE FORMER PENN CENTRAL RAILROAD RIGHTOF WAY ON THE WEST (a/k/a BURNHAM GREENWAY BIKE TRAIL)

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 in trust for the use of schools (Board of Education of the City of Chicago) for the purpose of acquiring title to the Property pursuant to the exercise of the Commission's powers of eminent domain.

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

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was a request from the City of Chicago Office of Emergency Management and Communications for the Public Building Commission to provide formulation services associated with the installation of a Security Camera Network along the Lakefront from North Foster Avenue to South 58th Street for the Operation Virtual Shield Phase IV

project for a fee not-to-exceed \$100,000.00 with funding to be 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. 7335

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide formulation services associated with the installation of a Security Camera Network along the Lakefront for the Operation Virtual Shield Phase IV project on behalf of the City's Office of Emergency Management and Communications for a fee not-to-exceed \$100,000.00 with funding to be provided by or on behalf of the City of Chicago.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval a request from the City of Chicago Department of Innovation and Technology (DoIT) for the Public Building Commission to provide formulation services associated with the design and construction of an advanced broadband network to be located throughout the City of Chicago. These services would be provided at no cost to DoIT. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7336

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide formulation services associated with the design and construction

of an advanced broadband network to be located throughout the City of Chicago on behalf of the City's Department of Innovation and Technology at no cost.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan - 8

Commissioners voting in the negative:

None

Next the Executive Director presented to the Board of Commissioners for consideration of approval a request from the Chicago Housing Authority (CHA) for the Public Building Commission to provide formulation and planning phase services associated with the CHA security camera design and installation project at various CHA locations for a fee not-to-exceed \$95,000.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7337

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide formulation and planning phase services associated with the security camera design and installation project at various locations on behalf of the Chicago Housing Authority for a fee not-to-exceed \$95,000.00.

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Gery J. Chico,
Robert B. Donaldson, Benjamin Reyes, Cynthia M. Santos,
Samuel Wm. Sax, Gerald M. Sullivan – 8

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative and Operations Committee -
 May 6, 2009

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	7th District Police Station	VOA (PS 623 - A6) AOR	<p>This amendment represents additional services in the amount of \$251,429.09 for the Architect of Record to provide the following:</p> <ul style="list-style-type: none"> - Extend full-time Architectural Site Representation and Construction Phase Services through February 27, 2009 to assist the contractor to recover lost time and complete construction - \$153,348.00; - Full-time MEP Coordinator to be on site and to assist the contractor and sub-contractors to develop a plan to recover lost time specific to MEP/FP and Telecom and to assist in resolving coordination issues between the MEP/FP trades - \$98,081.09. <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$21,078,861.88	\$251,428.09	\$1,229,601.08	5.8%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – May 12, 2009

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
May 12, 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 MAY	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
South Water Purification Plant Chlorine Improvements (3300 E. Cheltenham Pl.) Project Manager: Tom Griggs	1339	The George Sollitt Construction Company	\$47,987,000.00	\$195,354.00	\$48,182,354.00	\$86,578.00	\$48,268,932.00	0.59%
9th District Police Station (3120 S. Halsted) Project Manager: James Harrell	1455	FHP Teclonics Corp.	\$28,977,000.00	\$0.00	\$28,977,000.00	\$100,341.00	\$29,077,341.00	0.35%
South Shore Replacement High School (1955 E. 75th St.) Project Manager: Mike Vergamini	1473	George Sollitt / Brown & Momen, JV	\$71,416,000.00	\$0.00	\$71,416,000.00	\$463,900.00	\$71,879,900.00	0.65%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

South Water Purification Plant Chlorine Improvements

3300 East Cheltenham Place

May 12, 2009

The George Sollitt Construction Company

790 North Central Avenue

Wood Dale, IL 60191

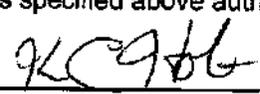
CHNG	BULL	CONTRACT NUMBER 1339	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$47,987,000.00
NUM		APPROVED CHANGE ORDERS	\$195,354.00
ADJUSTED CONTRACT PRICE TO DATE			\$48,182,354.00
012	1339-26	Provide Spare Gaskets and Adapters in lieu of Auxiliary Valves. Other.	\$0.00
012	1339-42	Provide additional ammonia unions and flanges on Chlorine Piping. Error or Omission.	\$76,615.00
012	1339-46	Revise the limestone support at the west Truck Loading entrance along the North Elevation to a continuous steel angle. Error or Omission.	\$1,734.00
012	1339-47	Install a masonry wall section to complete the west wall of Stair A. Error or Omission.	\$2,564.00
012	1339-48	Replace the roof opening for roof hatch in Stair A. Error or Omission.	\$4,307.00
012	1339-50	Relocate trench drains at the east and west entrances to Truck Loading area. Error or Omission.	\$1,358.00
TOTAL CHANGE ADDITION			\$86,578.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$48,268,932.00

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 7321

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

9th District Police Station

3120 S. Halsted

May 12, 2009

FHP Tectonic Corp.

8725 W. Higgins Road, Suite 200

Chicago, IL 60631

CHNG	BULL	CONTRACT NUMBER	1455	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$28,977,000.00
NUM		APPROVED CHANGE ORDERS		\$0.00
ADJUSTED CONTRACT PRICE TO DATE				\$28,977,000.00
001	1455-015	Provide all labor, material, and equipment to relocate CHA conduits and extend service entrance conduit. Differing Site Conditions.		\$33,255.00
001	1455-020	Provide all labor, material, and equipment required to install six (6) 4" RGS conduits from the communication room (199) to the computer room (224), including enclosure. Client Directed Change.		\$57,086.00

TOTAL CHANGE ADDITION

\$100,341.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$29,077,341.00

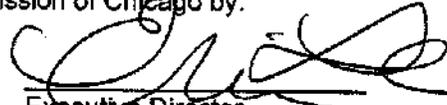
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1455 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7321

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

South Shore Replacement High School

1955 E. 75th Street

May 12, 2009

George Sollitt / Brown & Momen JV

790 N. Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1473	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$71,416,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$71,416,000.00
001	1473-002	Sheeting pile design, permit submittals, and installation for a four (4) sided passive water cut off wall around the perimeter of the basement foundation. Differing Site Conditions.	\$463,900.00

TOTAL CHANGE ADDITION \$463,900.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$71,879,900.00

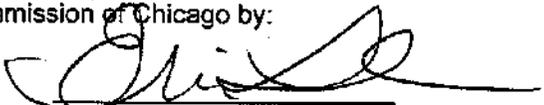
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1473 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7321

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


Reviewed By


Executive Director

NOTICE OF AWARD
MAY 2009

REQUEST FOR SERVICE \$25,000 & UNDER				
Project Name	Service	Firm		\$ Total
PBC Administration	Temp Employee work for Administration Dept.	Accountemps		\$ 3,983.00
PBC Administration	Temp Employee work for Procurement Dept.	Ajilon		\$ 551.87
PBC Administration	Purchase of Computers	System Solutions, Inc.		\$ 6,780.00
PBC Administration	Purchase of Transfer Kit for HP 5500 Color Printer and Portable DVD Drives	CDW-G		\$ 995.99
PBC Administration	Purchase Wireless Antennas	AT&T Data Comm		\$ 803.86
PBC Administration-Finance Section Support	Transitional Assistance for PBC Comptroller	Bronner Group, LLC		\$ 21,875.00
Peck Elementary School	LEED Registration	U.S. Green Building Council		\$ 450.00
Bouchet Elementary School	LEED Registration	U.S. Green Building Council		\$ 450.00
Ogden Elementary School	LEED Registration	U.S. Green Building Council		\$ 450.00
Southeast Area Elementary School	LEED Registration	U.S. Green Building Council		\$ 450.00
Sauganash Elementary School	LEED Registration	U.S. Green Building Council		\$ 450.00
Garvy Elementary School Addition	LEED Registration	U.S. Green Building Council		\$ 450.00
Edgebrook Elementary School	LEED Registration	U.S. Green Building Council		\$ 450.00
Southwest Area High School	LEED Registration	U.S. Green Building Council		\$ 450.00
James College Prep High School	LEED Registration	U.S. Green Building Council		\$ 450.00
Powell Replacement Elementary School	De-Watering Due Diligence Assessment	Geosyntec Consultants	N.T.E.	\$ 6,400.00
Whitney Young Library	Geotechnical Borings	GSG Consultants, Inc.		\$ 8,255.00
Grand Crossing Branch Library	Geotechnical Investigation and Report	Camp Dresser & McKee, Inc.	N.T.E.	\$ 7,605.00
7th District Police Station	400 HID Standard ProxCard II Cards (36 Bit)	MiCo Inc.		\$ 860.00
7th District Police Station	Cast Bronze Plaque	Carney & Company		\$ 542.50
9th District Police Station	Cast Bronze Plaque	Carney & Company		\$ 542.50
12th District Police Station	Geotechnical Study of Soils	Environmental Protection Industries		\$ 6,278.00
Brighton Park II Area Elementary School	ALTA Survey-Additional Legal Description, Exhibits	C.M. Lavoie & Associates, Inc.		\$ 550.00
2008 PBC Annual Report	Creation of the 2008 PBC Annual Report	A. LaVelle Consulting Services, LLC	N.T.E.	\$ 25,000.00

NOTICE OF AWARD
MAY 2009

SPECIALTY CONTRACTS					Total
Project Name	Service	MWBE	Firm		\$
Garvy Elementary School Addition	ALTA Survey	MBE	Tecma Associates, Inc.		7,440.00
Edgebrook Elementary School Addition	ALTA Survey	MBE	Tecma Associates, Inc.		8,400.00
Sauganash Elementary School Addition	ALTA Survey	MBE	Tecma Associates, Inc.		6,990.00
Southeast Area Elementary School	ALTA Survey-Additional Services	MBE	Tecma Associates, Inc.		5,300.00
Burley Campus Park	ALTA Survey-Additional Services	MBE	Tecma Associates, Inc.		1,500.00
Mann Campus Park	ALTA Survey-Additional Services	MBE	Tecma Associates, Inc.		1,500.00
Earle Campus Park	ALTA Survey-Additional Services	MBE	Tecma Associates, Inc.		1,236.00
Kershaw Campus Park	ALTA Survey-Additional Services	MBE	Tecma Associates, Inc.		1,500.00
Dunning Branch Library	ALTA Survey-Additional Services	MWBE	Environmental Design International Inc.		11,100.00
Southeast Area Elementary School	Phase II ESA	MBE	GSG Consultants, Inc.		2,500.00
Gwendolyn Brooks College Prep Academy	Phase II ESA	WBE	Carrow Coribear & Associates, Ltd.		59,160.00
Avoncote /Living Park Elementary School	Phase II ESA		Mactec Inc		56,050.00
Taylor Lauridsen Fieldhouse	Phase II ESA-Remediation Oversight-Additional Services	WBE	Carrow Coribear & Associates, Ltd.		16,480.00
Engine Company 109	Commissioning Services		E-Cube Inc.		87,550.00
Brighton Park I Area Elementary School	Construction Material Testing	MBE	Great Lakes Soil & Environmental		133,858.00
Boone Clinton Area Elementary School	Construction Material Testing	MBE	GSG Material Testing Inc.		138,000.00
Belmont-Cragin Area Elementary School	Construction Material Testing-Additional Services		Terracon		66,360.00
Southwest Area Middle School	Construction Material Testing-Additional Services		K & S Engineers, Inc.		42,298.43

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)