

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON DECEMBER 12, 2006**

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 December 12, 2006 at 2:30 P.M.

The following Commissioners were present:

Arthur M. Brazier  
Adela Cepeda  
Robert B. Donaldson  
María N. Saldaña  
Cynthia M. Santos  
Michael W. Scott  
Gerald M. Sullivan

The following Commissioners were absent:

Richard M. Daley, Chairman  
Samuel Wm. Sax

Also present were:

Montel M. Gayles

E. Ackie  
V. Alvarez  
P. Baker  
R. Black  
J. Brankin  
H. Burgess  
N. Burton  
I. Caminer  
B. Campney  
J. Chamlin  
J. Clair  
P. Clausen  
B. Currie  
E. Davis  
D. DeGrazie

S. Fallech-Hill  
H. Fantini  
J. Fitzpatrick  
A. Fredd  
J. Gallagher  
R. Giderof  
K. Gilfillan  
L. Granderson  
K. Holt  
D. Jackson  
D. Jones  
J. Jones  
J. Jones  
D. Lai  
J. Mark  
J. Meeks  
J. Montgomery  
L. Neal  
B. O'Reilly  
M. Pak  
K. Panucci  
J. Plezbert  
J. Rahn  
D. Randels  
O. Rodriguez  
T. Ross  
B. Sandner  
C. Seay  
A. Siegel  
P. Spieles  
J. Stein  
D. Stiglen  
L. Suera  
R. Sweeny  
E. Thompson  
G. Thompson  
W. Turner  
J. Valentin  
J. Vanek  
J. Vieyra  
E. Ware  
S. Washington

J. Wilson  
C. Wright-Harris

In the absence of Chairman Richard M. Daley, Commissioner Robert B. Donaldson was nominated and elected by the Commissioners as temporary chairman for purposes of chairing the meeting.

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

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

The Executive Director then called upon Paul Spieles, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts not requiring an increase to the project budgets marked Exhibit "A". Liquidated damages assessed against various contracts marked Exhibit "B" were also reported. Following discussion regarding Contract No. 1277 included in the Liquidated Damages report, it was recommended that this report be deferred for further review. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6993

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" attached to the minutes of this meeting and marked Exhibit "A" and the "Liquidated Damages" report attached to the minutes of this meeting and marked "Exhibit "B" be deferred for further review.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

Then, the Executive Director presented to the Commissioners the Notice of Awards report. There were 3 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".

Next, Commissioner Scott presented a report regarding the Administrative Operations (AO) meeting held on November 30, 2006 and reconvened on December 8, 2006 which is summarized as follows:

- ◆ A report concerning proposed change orders and liquidated damages as follows:

**Change Orders**

Contract #1321, Haugan Middle School, \$166,142.83; Contract #1328, Edna White Garden Project, (\$11,942.60); Contract #1336, Gale Community Center, \$492,623.63.

**Liquidated Damages**

Contract #1277 Cleveland Campus, (\$61,622.62).

The change orders and liquidated damages reports were accepted.

- ◆ **Professional Services Appointments** - Paul Spieles, Director of Development, recommended the appointment of Parsons Commercial Technology Group, Inc. to provide Program Management Office (PMO) Services to PBC. In response to the Request for Qualifications, a total of 10 responses were received and reviewed by an Evaluation Committee comprised of PBC staff along with representatives from the City of Chicago Law Department, City Colleges of Chicago and Chicago Department of Transportation. The Evaluation Committee was unanimous in finding that Parsons was best qualified to provide the required PMO services. Following discussion the AO Committee at its regular meeting on November 30, 2006 the proposed appointment of the PMO was deferred. At the reconvened AO Committee meeting held on December 8, 2006, the recommendation to appoint Parsons to perform PMO services was approved.

Also, at the regular AO Committee meeting held November 30, 2006, the recommendation to appoint Wight & Company as Architect of Record for the 23<sup>rd</sup> District Police Station Project was approved. A report on the status of pre-qualification for specific PBC projects was also provided.

- ◆ **Report by PBC Director of Legal Affairs** – Joel Stein, PBC's Director of Legal Affairs, provided a report on the status of review and proposed revisions to PBC's general conditions for construction contracts and included: providing more money sooner to contractors and subcontractors, procedural changes for early resolution of

claims, role of Commission Representative, damages for MBE/WBE, EEO, City Residency and use of Local Business Preference. Legal Counsel was requested to provide information concerning the evolution of liquidated damages and other contract provisions.

- ◆ **Executive Session Report by Legal Counsel** – An executive session was convened to discuss the proposed purchase price to acquire land required for the 23<sup>rd</sup> District Police Station and litigation involving the Chicago Teacher’s Academy Project and Daley Center that will be discussed later during this Board Meeting. Recent amendments to the Open Meetings Act that permit attendance by electronic means under certain circumstances were also discussed.
- ◆ **Proposed Additional Services** - The Committee concurred with the recommendation by the Director of Development to amend professional services agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit “D”.

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. 6994

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 “D”.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the appointment of Parsons Commercial Technology Group, Inc. to provide professional Program Management Office (PMO) Services to the Public Building Commission for a fee as follows: Core Management Team and Program-level Staff labor costs, \$2,740,997; Project Management labor costs, \$2,000,000; PMO specialty subconsultants, \$500,000; reimbursable expenses, \$661,496; and a Lump Sum mobilization fee of \$97,840 for a five year term beginning January 1, 2007. There was a discussion concerning the source and availability of funds, and the types of projects that would be undertaken by the PMO. After consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 6995

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Parsons Commercial Technology Group, Inc. to provide professional services as the Program Management Office (PMO) for the Public Building Commission which includes:

The Parsons Core team of:

Milhouse Engineering & Construction  
d + t Communications  
Rodriquez & Associates  
Construction Cost Systems  
Cotter Consulting

The firms in which Parsons has established formal alliances includes:

DB Sterlin Consultants, Inc.  
David Mason & Associates of Illinois, Inc.  
McKissack & McKissack Midwest, Inc.

for a fee as follows: Core Management Team and Program-level Staff labor costs, \$2,740,997; Project Management labor costs, \$2,000,000; PMO specialty subconsultants, \$500,000; reimbursable expenses, \$661,496; and a Lump Sum mobilization fee of \$97,840 for a five year term beginning January 1, 2007.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The Executive Director next presented a report to the Commissioners regarding the name change of Henneman, Raufeisen and Associates, Inc. to Henneman Engineering, Inc. The report was accepted.

The Board of Commissioners was next presented with a report concerning the responses to a request to pre-qualify firms as general contractors to provide construction services on eight (8) PBC projects by the firms listed below.

**New Westinghouse High School**

Berglund Construction  
 Burling Builders, Inc.  
 FHP Tectonics  
 Galaxy Environmental, Inc.  
 IHC Construction Co., LLC  
 FH Paschen/SN Nielsen & Assoc., LLC  
 Pinto Construction Group, Inc.  
 Powers & Sons Construction Co., Inc.  
 The George Sollitt Construction Co.  
 George Sollitt Co./Oakley Construction Joint Venture  
 Walsh Construction Company

**Miles Davis Elementary School**

Berglund Construction  
 Burling Builders, Inc.  
 FHP Tectonics  
 Galaxy Environmental, Inc.  
 IHC Construction Co., LLC  
 Integrated Construction Technology  
 The Lombard Company  
 Michuda Construction, Inc.  
 FH Paschen/SN Nielsen & Assoc., LLC  
 Pinto Construction Group, Inc.  
 Powers & Sons Construction Co., Inc.  
 The George Sollitt Construction Co.  
 George Sollitt Co./Oakley Construction Joint Venture  
 Walsh Construction Company

**7<sup>th</sup>, 9<sup>th</sup>, & 12<sup>th</sup> District Police Station**

Berglund Construction  
 Blinderman Construction Co., Inc. (PD 9 and PD 12 only)  
 Boller construction Company, Inc.  
 Broadway Consolidated Companies, Inc. (PD 12 only)  
 Burling Builders, Inc.  
 FHP Tectonics  
 Friedler Construction Co.  
 Galaxy Environmental, Inc.  
 IHC Construction Co., LLC  
 Integrated Construction Technology (PD 7 only)  
 The Lombard Company  
 Michuda Construction, Inc.  
 Old Veteran Construction, Inc. (PD 9 only)  
 FH Paschen/SN Nielsen & Assoc., LLC  
 Pinto Construction Group, Inc.  
 Powers & Sons Construction Co., Inc.  
 Reliable & Associates Construction Co.  
 Scale Construction, Inc.  
 The George Sollitt Construction Co.  
 George Sollitt Co./Oakley Construction Joint Venture  
 Walsh Construction Company

**Fire Station Engine Company 18, 70 and 102**

Blinderman Construction Co., Inc.  
 Boller Construction Company, Inc.  
 Broadway Consolidated Companies, Inc.  
 Burling Builders, Inc.  
 FHP Tectonics  
 Friedler Construction Co.  
 Galaxy Environmental, Inc.  
 IHC Construction Co., LLC  
 Integrated Construction Technology  
 The Lombard Company  
 Madison Construction  
 Oakley Construction Company, Inc.  
 Old Veteran Construction, Inc.  
 FH Paschen/SN Nielsen & Assoc., LLC  
 Pinto Construction Group, Inc.  
 Powers & Sons Construction Co., Inc.  
 Reliable & Associates Construction Co.  
 Reyes Group Ltd.



Scale Construction, Inc.  
 The George Sollitt Construction Co.  
 George Sollitt Co./Oakley Construction Joint Venture  
 Walsh Construction Company

A further report and recommendations will be presented to the Board following additional staff review.

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1339, New Construction Work for the Water Purification Plant Chlorine Improvements project located at 3300 E. Cheltenham Place. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6996

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. 1339, New Construction Work for the Water Purification Plant Chlorine Improvements project, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
The George Sollitt Construction Co.	\$47,987,000.00	\$46,115,507.00
FHP Tectonics Corporation	\$53,533,000.00	\$51,927,010.00
Kenny Construction Company	\$55,500,000.00	\$53,779,500.00

; and

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

WHEREAS, as a part of its bid proposal, The George Sollitt Construction Company has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety Company of America, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1339 be awarded to The George Sollitt Construction Company, and Travelers Casualty and Surety Company of America, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to The George Sollitt Construction Company, Contract No. 1339, New Construction Work for the South Water Purification Plant Chlorine Improvements project pursuant to the terms thereof for the base contract price of \$47,987,000.00 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. 1339, subject to the completion and delivery to the Commission of said form of bond by The George Sollitt Construction Company, as principal, and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$47,987,000.00, 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, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval the appointment of Wight & Company as the Architect of Record for the 23<sup>rd</sup> District Police Station project located at Halsted and Addison Streets for a fee of \$1,168,354.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 6997

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Wight & Company as the Architect of Record for the development of the 23<sup>rd</sup> District Police Station project for a fee of \$1,168,354.00 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:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The next item presented to the Commissioners for consideration of approval was a request by the City of Chicago Department of General Services to transfer title of certain property acquired by the Commission on behalf of the City in conjunction with several PBC projects, as listed below, to the City of Chicago. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6998

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request by the City's Department of General Services and authorizes the transfer of title to the following property acquired by PBC in conjunction with projects undertaken on behalf of the City of Chicago to the City of Chicago.

PBC/CITY of CHICAGO PROJECTSLOCATION

8 <sup>th</sup> District Police Station	3420 W. 63 <sup>rd</sup> Street
10 <sup>th</sup> District Police Station	3250 W. Ogden
15 <sup>th</sup> District Police Station	5701 W. Madison
17 <sup>th</sup> District Police Station	4650 N. Pulaski
22 <sup>nd</sup> District Police Station	1900 W. Monterey
Fire Station Engine Company No. 38	3911-57 W. 16 <sup>th</sup> Street
Fire Station Engine Company No. 63	1400-66 E. 67 <sup>th</sup> Street

Fire Station Engine Company No. 84	51-63 W. 59 <sup>th</sup> Street
Fire Station Engine Company No. 88	3641-57 W. 59 <sup>th</sup> Street

Avalon Library	8148 S. Stony Island
Bucktown/Wicker Park Library	1701 N. Milwaukee
Humboldt Park Library	1605 N. Troy
Logan Square Library	3030 W. Fullerton
Rogers Park Library Parking Lot	1670 W. Farwell
Toman Library	2708 S. Pulaski

West Chicago Library	4856 W. Chicago
West Englewood Library	1745 W. 63 <sup>rd</sup> Street
West Pullman library	830 W. 119 <sup>th</sup> Street
Vodak/East Side Library	3710 E. 106 <sup>th</sup> Street

Englewood Satellite Senior Center	653 W. 63 <sup>rd</sup> Street
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BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and directed to execute, on behalf of the Commission, a quit claim deed and such other documents as may be approved as to form and legality by Legal Counsel in order to convey title to such parcels of property to the City of Chicago.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing the acquisition of real property for the new 23<sup>rd</sup> District Police Station project under Section 2(c)5 of the Open Meetings Act and litigation involving the Chicago Teacher's Academy under Section 2(c)11 of the

Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 6999

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened in order to discuss the acquisition price of real property for the new 23<sup>rd</sup> District Police Station project under Section 2(c)5 and litigation involving the Chicago Teacher's Academy under Section 2(c)11 of the Open Meetings Act.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

Legal Counsel, Langdon Neal, first presented to the Board of Commissioners in Executive Session consideration of approval the purchase price of property located at 812-830 W. Addison required for the 23<sup>rd</sup> District Police Station (Townhall) project. The Commissioners were advised the property is located two blocks east of Wrigley Field and the Red Line Addison stop and five blocks west of Lake Shore Drive. It is currently improved with a 3 story English basement vintage apartment building constructed in 1911. There are 32 units in the building and 53 standard parking spaces plus 2 handicapped spaces on the site. The property is owned by Amalgamated Trust and Savings Bank, Trust No. 2882, Parliament Enterprises (Seymour Persky, beneficial owner), and its attorney is Ryan and Ryan) and is listed on the City's Orange List of potentially historical significant properties.

Next, Legal Counsel provided a report on the Appellate Court Case decision involving the Chicago Teacher's Academy project. The Appellate Court upheld the Trial Court's ruling that evidence concerning the cost to remediate environmental contamination which PBC through its appraiser sought to have admitted during the trial could not be considered by the jury in its determination of the fair cash market value of

the property. Legal Counsel explained the significant cost impact of the decision on public bodies and recommended an appeal to the Illinois Supreme Court which was also approved by the Counsel for the Board of Education as User Agency. The opinion also upheld the owner's abrogation of its decision to waive interest pending final determination of value.

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

RESOLUTION NO. 7000

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the acquisition of the following-described parcel of real estate required for the 23<sup>rd</sup> District Police Station project on behalf of the City of Chicago for the purchase price set forth opposite the owner and address for such parcel:

23<sup>rd</sup> District Police Station

<u>Owner</u>	<u>Address</u>	<u>Purchase Price</u>
Amalgamated Trust and Savings Bank, Trust Number 2882 Beneficiary: Seymour Persky d/b/a Parliament Enterprises	812-830 W. Addison	\$8,150,000.00 (excludes tenant relocation and moving costs.)

BE IT FURTHER RESOLVED that Legal Counsel and staff of the Commission are hereby authorized to proceed with the acquisition of the parcel described hereinabove for the amount approved herein and to execute such documents and take such actions as may be necessary and appropriate in order to acquire such parcel of real estate.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

RESOLUTION NO. 7001

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that Legal Counsel is hereby authorized and directed to file and to prosecute an appeal with the Illinois Supreme Court concerning the admissibility at trial of evidence of costs to remediate adverse environmental conditions and abrogation of interest waiver in the proceeding entitled, PBC vs. American National Bank, Trust No. 05-0305, (Acquisition of Property for Chicago Teacher's Academy, 2200 S. Federal Street).

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,  
María N. Saldaña, Cynthia M. Santos, Michael W. Scott,  
Gerald M. Sullivan – 7

Commissioners voting in the negative:

None

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

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Secretary

APPROVED:

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Chairman

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**BOARD MEETING – December 12, 2006**

**CHANGE ORDERS**

**'EXHIBIT A'**



**PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
December 12, 2006**

A	B	C	D	E	F = (D+E)	G	H = (F+G)	I = ((E+G)/D)
PROJECT	CONTRACT NUMBER	CONTRACTOR	ORIGINAL CONSTRUCTION CONTRACT	AMOUNT OF PREVIOUSLY APPROVED CHANGE ORDERS	ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED CHANGE ORDERS	PROPOSED CHANGE ORDERS FOR NOVEMBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Helge Haugan Middle School	1321	FHP Tectonics d/b/a FH Paschen & SN Nielsen	\$16,365,000.00	\$314,562.32	\$16,679,562.32	\$166,142.83	\$16,845,705.15	2.94%
Edna White Garden	1328	G.F. Structures Corporation	\$477,372.00	\$97,657.82	\$575,029.82	(\$11,942.60)	\$563,087.22	17.96%
Gale Community Center	1336	FHP Tectonics d/b/a FH Paschen & SN Nielsen	\$5,964,000.00	\$0.00	\$5,964,000.00	\$492,623.63	\$6,456,623.63	8.26%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Helge Haugan Middle School

12/12/2006

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

CHNG	BULL	CONTRACT NUMBER	1321	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$16,365,000.00
NUM		APPROVED CHANGE ORDERS		\$314,526.32
<b>ADJUSTED CONTRACT PRICE TO DATE</b>				<b>\$16,679,526.32</b>
010	1321-008A	Provide labor and materials to implement various revisions to the landscape design, including the addition of landscaping over a storm trap. After the project was bid, the Chicago Park District directed modifications to the Jensen Park layout which required various changes to the landscaping design.(Owner Directed) -		\$17,561.00
010	1321-008B	Provide labor and material to install chain link fence. Provide labor and material to install additional aluminum benches. After the project was bid, the Chicago Park District directed revisions to the Jensen Park layout and consequently, the chain link fence and the player bench seating. (Owner Directed) -		\$17,361.00
010	1321-008C	Provide labor and materials to perform work associated with the site lighting, disconnect switch to T3 and additional lighting control for the dining room by revising /adding 10 switches and appropriate relays. Provide labor and materials for flashing two roof curbs. Provide Liability Insurance. The site lighting shown in the Contract Documents was revised to coordinate with the modifications to Jensen Park. The Contract Documents did not include a 600V disconnect for T3. The Contract Documents did not include 3-way keyed momentary contact switches at each entrance of the dining room. In order to accomplish this, 10 switches and the raceway, wire and relays were necessary. Since this work was performed after contract time period, additional Liability Insurance was required. (Owner Directed) -		\$5,828.83
010	1321-011	Provide labor and materials to add three (3) smoke detectors on each floor lobby for elevator recall. After the project was bid, during the Chicago Fire Prevention Bureau review, revisions to the smoke detection system were required. (E&O-Omission)		\$5,564.00
010	1321-037	Provide labor and materials to install voice/ data, power and call buttons near the Yard Storage (Room 176), which is located adjacent to the Building Engineer's office at the Park District Reception Desk (Room 143). The Contract Documents did not indicate a means to control the access to the building from the Yard Storage, near the Building Engineers office, or at the Park District Reception desk. (Owner Directed) -		\$9,081.00
010	1321-048	Provide labor and materials to connect the primary and secondary power to the fire pump. Commonwealth Edison was unable to comply with the terms of the initial Service Agreement which provided a second power source for the fire pump. Based on this, the primary and secondary power feeds were re designed. (Discovered Condition) -		\$9,693.00
010	1321-052	Provide labor and materials to revise the Exit Egress Plan. Two (2) single face signs were eliminated and seven (7) double face signs were added. During the Chicago Fire Prevention Bureau review, revisions to the Exit Egress Plan were required.(E&O-Omission) -		\$5,300.00
010	1321-056	Provide Builder's Risk Insurance for extension to original contract completion date. The revisions to Jensen Park modified the project scope and extended the contract completion date. -		\$9,528.00
010	1321-060	Provide labor and materials to install tapered insulation above the vegetative roof on the main roof section. The area is approximately 1,400 square feet. The Contract Documents indicate tapered saddles from the structural steel sloped roof. Pre-purchased steel was erected and surveyed as level.(E&O-Omission) -		\$6,688.00
010	1321-063	Provide labor and materials to install steel lintels over the classroom doors. The Contract Documents did not indicate a detail for support over the classroom entry doors.(E&O-Omission) -		\$7,276.00
010	1321-064	Provide labor and materials to install infrastructure from the building stub out to the edge of the project site for the Office of Emergency Management tie-in. The location for the Office of Emergency Management tie-in was coordinated after Bid. (Changed Condition) -		\$17,964.00

010	1321-065	Provide engineering, labor and materials to rework the structural steel chiller support and adjacent beams for the specified chiller. The chiller specification was not fully coordinated with the provided pre-purchased steel structural support.(E&O-Omission) -	\$9,812.00
010	1321-066	Provide labor and materials to remove the cross bracing on the steel support frame for the solar panels in order to secure roof warranty. The cross bracing indicated on the Contract Documents did not conform to warranty requirements for the General Contractor to secure a roof warranty. The roof subcontractor could not issue warranty with the Contract Document cross bracing detail since it did not have minimum vertical rise to adhere roof membrane.(E&O-Omission) -	\$8,768.00
010	1321-067	Provide labor and materials to revise the dishwasher booster heater power supply. The power supply as shown in the Contract Documents required revision.(E&O-Omission) -	\$35,718.00

<b>TOTAL CHANGE ADDITION</b>	<b>\$166,142.83</b>
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$16,845,669.15</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1321

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  
Edna White Garden  
12/12/2006

G.F. Structures Corporation  
4655 West Arthington Streets  
Chicago, Illinois 60644

CHNG	BULL	CONTRACT NUMBER	1328	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$477,372.00
NUM		APPROVED CHANGE ORDERS		\$ 97,657.82
<hr/>				
<b>ADJUSTED CONTRACT PRICE TO DATE</b>				<b>\$575,029.82</b>
002	1328-010	Credit for un-used contingency fund in base contract price.		(\$11,942.60)

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<b>TOTAL CHANGE CREDIT</b>	<b>(\$11,942.60)</b>
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<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$563,087.22</b>
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1328

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  
12/12/2006

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		\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>				<b>\$5,964,000.00</b>
001	1336-002	Remove and dispose of 19 loads of concrete foundations and 4,100 tons of unsuitable special waste that were left from previously demolished buildings (circa 1998 - 99) and were discovered during excavation, provide 5,760 tons of compacted CA-6 aggregate backfill material, cost of extended general conditions, and provide a contract time extension of 37 calendar days. - (Discovered Conditions)		\$453,842.63
001	1336-003	Revise piping for natural gas, add gas booster to enable proper operation of gas-fired equipment specified and provide power to operate gas booster. - (Errors & Omissions)		\$44,740.00
001	1336-006	Delete requirement of field testing of curtainwall as curtainwall system has been laboratory tested to meet specification requirements. - (Other)		(\$5,959.00)

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TOTAL CHANGE ADDITION	<b>\$492,623.63</b>
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$6,456,623.63</b>

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**

**BOARD MEETING – December 12, 2006**

**LIQUIDATED DAMAGES**

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**NUMERICAL SUMMARY FOR LIQUIDATED DAMAGES**  
**12/12/06**

CONTR.	PROJECT	CONTRACTOR	LIQUIDATED DAMAGES	ADJUSTED CONTRACT PRICE	COMMENTS	PAGE NO.
1277	Cleveland Campus Park	dlr/Balti Contracting Co. (Fidelity & Guaranty Insurance Co.)	\$ (61,622.62)	\$ 560,271.82	Liquidated Damages amount to be applied to Skill Builders	1
	<b>TOTAL</b>		\$ (61,622.62)	\$ 560,271.82		

Liquidated Damages  
12/12/2006

Contractor:	dr/Balti Contracting (Fidelity & Guaranty Insurance Co. )		
Project:	Cleveland Campus Park		
Contract:	1277		
	% of contract value:		
	Goal %	Achieved %	Amount Assessed
WBE	5	21	\$0.00
MBE	25	27	\$0.00
	% of total worker hours:		Amount Assessed
	Goal %	Achieved %	
City Residency	50	31.33	(\$5,042.45)
	% of worker type hours:		
	Committed %	*Achieved %	Amount Assessed
<b>Minority:</b>			
Journeyman	50	39	(\$11,050.24)
Apprentice	50	17	(\$31,301.83)
Laborer	50	72	\$0.00
<b>Female:</b>			
Journeyman	10	0	(\$10,045.67)
Apprentice	0	0	\$0.00
Laborer	5	0	(\$4,182.43)
<b>Total assessed:</b>			\$61,622.62
<b>Adjusted contract amt:</b>			\$560,271.82

\*Includes community hiring bonus



# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Cleveland School Campus Park

12/12/2006

dr Baltl Contracting  
2998 South Archer Ave  
Chicago, IL 60608

CHNG	BULL	CONTRACT NUMBER	1277	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$560,271.82
NUM		APPROVED CHANGE ORDERS		\$85,304.51
<b>ADJUSTED CONTRACT PRICE TO DATE</b>				<b>\$645,576.33</b>
005	001	Liquidated damages assessed for MBE, WBE, EEO and City Residency Requirements.		(\$61,622.62)

TOTAL CHANGE ADDITION	<b>(\$61,622.62)</b>
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$583,953.71</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1277

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  
December 2006

Project Name	Service	Assigned PM	PM	IMA	EX DIR	Firm	\$Total	Comments
Arai Campus Park	Landscaping	J. Valentin	X	X	X	Kinsella Landscape	\$1,600.00	
Winnemac Site Assessment	Print project documents	J. Valentin	X	X	X	Cushing & Company	\$1,549.15	
8th District Police Station								
15th District Police Station								
17th District Police Station	Financial advisory services	P. Spieles	X	X	X	Deloitte Financial Advisory Services, LLP	\$11,000.00	

**Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative and Operations Committee -  
November 30, 2006**

"EXHIBIT D"

Amendment	Project	Consultant	Reason for the Proposed Amendment	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	PBC Administration	Unisys (PS 743) Desktop / LAN Support	This amendment represents an extension of the existing Desktop / LAN Support services contract to December 1, 2008, which matches the dates of the City of Chicago contract at the current rate of \$4,464.64 per month.	\$107,151.36	\$214,302.72	N/A