

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON JUNE 12, 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 June 12, 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  
Todd H. Stroger  
Gerald M. Sullivan  
Rufus Williams

Also present were:

Montel M. Gayles

S. Altschul  
V. Alvarez  
P. Baker  
J. Clair  
D. Copper  
B. Currie  
P. Cushing  
E. Davis  
P. Davis  
R. Del Canto  
G. Esigu  
H. Fantini  
A. Fredd  
A. Garcia-Abner  
R. Giderof  
J. Harmening  
D. Hightower

K. Holt  
J. Jack  
D. Jackson  
E. Johnson  
D. Lai  
E. Lavin  
K. Mallaney  
L. Martinez  
B. Murphy  
L. Neal  
R. Neill  
J. Plezbert  
I. Reyes  
P. Rich  
G. Rodriguez  
J. Sanchez  
B. Sandner  
C. Seay  
A. Siegel  
J. Simonaitis  
P. Spieles  
J. Stein  
L. Suera  
E. Thompson  
G. Thompson  
W. Turner  
V. Vujovic  
J. Wilson

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

The reading of the minutes of the May 8, 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 June 1, 2007 which is summarized as follows:

- ◆ **Proposed Appointment of Playground Equipment Suppliers** – The AO Committee accepted the report recommending the appointment of NuToys Leisure Products, Inc. and Let's Go Play, Inc. as playground equipment suppliers for various projects.

- ◆ **Proposed Appointment of Vendors for Construction Document Printing Services** – The AO Committee accepted the report recommending the appointment of Best Imaging Solutions, Cushing & Company and the Blueprint Shoppe, Inc. as term contract vendors to provide comprehensive digital construction document services.
- ◆ **Professional Services Appointments** – The AO Committee accepted the report recommending the appointment of firms to provide architectural services for the following projects:
  - STL Architects and Planners as Architect of Record for the Belmont-Cragin Area Elementary School at Grand and Central;
  - John Ronan Architects to provide planning and conceptual design services for the Gwendolyn Brooks Preparatory Academy Addition at 250 E. 111<sup>th</sup> Street; and
  - Guajardo REC Architects, LLC as the Architect of Record for the Southwest Area Elementary School located at 55<sup>th</sup> and South St. Louis Avenue.
- ◆ **Report by Legal Counsel** – Legal Counsel provided a report concerning a jury verdict in eminent domain proceedings to acquire property at 2329-2343 S. Kedzie Avenue for Fire Station Engine Company 109. A further report to the Board will be provided by Legal Counsel in Executive Session at the June Board Meeting.

The report of the Administrative Operations Committee was accepted.

Then, the Executive Director presented to the Commissioners the Notice of Awards report. There were 6 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 "A".

Next, the Executive Director presented to the Board of Commissioners for consideration of approval the 2007 prevailing wage rates for various trades on public construction projects as determined by the Illinois Department of Labor for Cook County, Illinois. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7058

WHEREAS, the Public Building Commission of Chicago ("Commission") is a body corporate and politic organized and existing under and by virtue 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; and

WHEREAS, the Commission is authorized and empowered to enter into contracts for the construction, alteration, improvement, repair, enlargement or demolition of buildings, facilities and improvements for use by governmental agencies in the furnishing of essential governmental services; and

WHEREAS, pursuant to the Prevailing Wage Act of the State of Illinois, as amended (820 ILCS 130/1-12, et. seq.) (the "Act"), the determination of the prevailing rate of wages, as defined in said Act, for laborers, mechanics and other workers performing work on public construction projects must be made on an annual basis; and

WHEREAS, it is necessary and desirable, and in the interests of the public, that the Public Building Commission accept the determination of the Cook County, Illinois prevailing wage rates for projects undertaken by the Commission as determined by the Illinois Department of Labor (IDOL)

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners as follows:

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

Section 2. To the extent and as required by the Act, the general prevailing rate of wages for various trades performing construction work on projects undertaken by PBC is hereby determined to be the same as the prevailing rate of wages for construction work in Cook County for June 2007 as determined by IDOL, a copy of such determination being attached hereto as Exhibit "D" and incorporated herein by reference.

Section 3. The Executive Director, upon advice of Legal Counsel, is hereby authorized and directed to file a certified copy of this resolution with the Secretary of State, Index Division and undertake such further actions as may be required in order to comply with the requirements of the Act.

Section 4. This resolution shall be effective immediately upon the passage thereof.

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, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

The Board of Commissioners was next presented consideration of approval to appoint NuToys Leisure Products, Inc. and Let's Go Play, Inc. as playground equipment suppliers for playground equipment and services to be used on various projects at an estimated contract value of \$1,000,000 per year for the first two years. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7059

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of NuToys Leisure Products, Inc. and Let's Go Play, Inc. to provide playground equipment and services to be used on various projects for a fee of \$1,000,000.00 per year for the first two years with the Commission's option to renew up to three times for one year each time.

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, Adela Cepeda,  
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

Next, the Executive Director presented to the Commissioners for consideration of approval the appointment of Best Imaging Solutions, Cushing & Company and The Blueprint Shoppe, Inc. as term contract vendors to provide professional Comprehensive Digital Construction Document Printing Services for the Public Building Commission 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. 7060

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Best Imaging Solutions, Cushing & Company and The Blueprint Shoppe, Inc. as term contract vendors to provide professional Comprehensive Digital Construction Document Printing Services for the Public Building Commission for a fee not-to-exceed \$150,000.00 for each provider and a term not-to-exceed two years plus reimbursable expenses which may be necessary in such amounts as may be approved by the Executive Director; and

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,  
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

The next item presented to the Commissioners for consideration of approval was a request by the Chicago Board of Education for the Public Building Commission to provide professional planning and formulation services associated with the conceptual development of the new Belmont-Cragin Area Elementary School located at Grand and Central, Chicago, Illinois for a fee not-to-exceed 0.5% of the target project budget of \$30,000,000, or \$150,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7061

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

conceptual development of a Project Budget and Project Schedule for the new Belmont-Cragin Area Elementary School on behalf of the Chicago Board of Education, for a fee not-to-exceed \$150,000.00.

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, Adela Cepeda,  
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of the appointment of STL Architects & Planners to provide professional services as the Architect of Record for the development and construction of the new Belmont-Cragin Area Elementary School located at Grand and Central, Chicago, Illinois for a fee not-to-exceed \$1,828,490.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7062

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby appoint STL Architects & Planners to provide professional services as the Architect of Record for the development and construction of the new Belmont-Cragin Area Elementary School for a fee not-to-exceed \$1,828,490.00 plus reimbursable expenses which may be necessary to complete the project in such amounts as may be approved by the Executive Director; and

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,  
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
 Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
 Rufus Williams – 10

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request by the Chicago Board of Education for the Public Building Commission to provide professional planning and formulation services associated with the conceptual development of the new addition to the Gwendolyn Brooks College Preparatory Academy located at 250 E. 111<sup>th</sup> Street, Chicago, Illinois for a fee not-to-exceed \$200,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7063

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide professional planning and formulation services associated with the conceptual development of a Project Budget and Project Schedule for a new addition to the Gwendolyn Brooks College Preparatory Academy on behalf of the Chicago Board of Education, for a fee not-to-exceed \$200,000.00.

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, Adela Cepeda,  
 Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
 Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
 Rufus Williams – 10

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the appointment of John Ronan Architects to provide professional planning and conceptual design services for the Gwendolyn Brooks College Preparatory Academy Addition Project located at 250 E. 111<sup>th</sup> Street, Chicago, Illinois for a fee not-to-exceed \$79,000.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7064

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby appoint John Ronan Architects to provide professional planning and conceptual design services for the Gwendolyn Brooks College Preparatory Academy Addition Project for a fee not-to-exceed \$79,000.00 plus reimbursable expenses which may be necessary to complete the project in such amounts as may be approved by the Executive Director; and

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,  
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

Next, the Executive Director presented to the Board of Commissioners for consideration of approval a request by the Chicago Board of Education for the Public Building Commission to provide professional planning and formulation services associated with the conceptual development of the new Southwest Area Elementary School located at 55<sup>th</sup> Street and South St. Louis Avenue, Chicago, Illinois for a fee not-to-exceed 0.5% of the target project budget of \$30,000,000, or \$150,000.00. After

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

RESOLUTION NO. 7065

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide professional planning and formulation services associated with the conceptual development of the new Southwest Area Elementary School on behalf of the Chicago Board of Education, for a fee not-to-exceed \$150,000.00.

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, Adela Cepeda,  
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the appointment of Guajardo REC Architects LLC to provide professional services as the Architect of Record for the development and construction of the new Southwest Area Elementary School located at 55<sup>th</sup> Street and South St. Louis Avenue, Chicago, Illinois for a fee not-to-exceed \$1,900,000.00. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7066

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby appoint Guajardo REC Architects LLC to provide professional services as the Architect of Record for the development of the new Southwest Area Elementary School for a fee not-to-exceed \$1,900,000.00 plus reimbursable expenses which may

be necessary to complete the project in such amounts as may be approved by the Executive Director; and

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

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,  
Robert B. Donaldson, María N. Saldaña, Cynthia M. Santos,  
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing the litigation and acquisition of real property for the new Fire Station Engine Company 109 project under Sections 2(c)11 and 2(c)5 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7067

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened in order to discuss the litigation and acquisition of real property for the new Fire Station Engine Company 109 project under Sections 2(c)11 and 2(c)5 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, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

Legal Counsel advised the Board of Commissioners that a jury verdict was entered on May 9, 2007 in an eminent domain proceeding to determine the amount of just compensation to be paid for property required for the new Fire Station Engine Company 109 project located at 2329-2343 S. Kedzie Avenue, Chicago, Illinois. Counsel described the property and summarized the valuation evidence that was presented by the parties during the trial. Michael Kelly, MAI, testified on behalf of the Public Building Commission that the appraised value of the property was \$1,430,000, which the owner presented testimony by Susan Enright, MAI that the property had an appraised value of \$2,700,000. Following deliberations, the jury concluded that the just compensation to be paid for the property was \$1,950,000. Legal Counsel recommended approval of the purchase price of \$1,950,000, stating that in his opinion there was no basis for an appeal.

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

RESOLUTION NO. 7068

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the purchase price in the amount of \$1,950,000 to be paid for property required for Fire Station Engine Company 109 located at 2329-2343 S. Kedzie Avenue, Chicago, Illinois, as determined pursuant to the entry of a jury verdict in an eminent domain proceeding.

BE IT FURTHER RESOLVED that the Executive Director or his designee and Legal Counsel are hereby authorized and directed to undertake such actions as may be necessary and appropriate to acquire the property for said purchase price and implement 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, Todd Stroger, Gerald M. Sullivan,  
Rufus Williams – 10

Commissioners voting in the negative:

None

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

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Secretary

APPROVED:

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Chairman

Notice of Award  
June 2007

"EXHIBIT A"

Project Name	Service	Assigned PM	PM	MA	EX DIR	Firm	\$Total	Comments
PBCC Administration	MIP Support services	B. Campney	X	X	X	Computer OnSite	\$3,000.00	
PBCC Administration	Temp work for finance department	D. McNabb	X	X	X	Accountemps	\$4,436.10	
PBCC Administration	Color Printer Supplies	B. Campney	X	X	X	CDW-G	\$3,715.96	
Bucktown-Wicker Park Branch Library	Furnish & install two signs	D. Lai	X	X	X	Art Dose, Inc.	\$459.00	
Beverly Branch Library	Land Surveying	D. Lai	X	X	X	National Survey Services	\$1,250.00	
Fire Station E-70								
Fire Station E-18								
9th District Police Station								
7th District Police Station								
Miles Davis Academy		J. Gallagher	X	X	X	Cushing and Company	\$20,993.70	
Westinghouse High School	Reproduction of documents	R. Giderof	X	X	X			