

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON SEPTEMBER 11, 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 September 11, 2007 at 2:30 P.M.

The following Commissioners were present:

Arthur M. Brazier
Adela Cepeda
Robert B. Donaldson
María N. Saldaña
Samuel Wm. Sax
Gerald M. Sullivan

The following Commissioners were absent:

Richard M. Daley, Chairman
Cynthia M. Santos
Todd H. Stroger
Rufus Williams

Also present were:

Montel M. Gayles

S. Alonis
V. Alvarez
H. Burgess
D. Burton
T. Caballero
B. Campney
J. Clair
B. Currie
E. Davis
R. Del Canto
S. Ekaitis
D. Flanagan
A. Fredd
B. Fuller

J. Gallagher
A. Garcia-Abner
C. George
R. Giderof
M. Gonzalez
A. Gudgeul
J. Harmening
P. Harney
B. Hendrix
D. Hightower
M. Hoadley
K. Holt
J. Jack
D. Jackson
E. Johnson
E. Lavin
D. McNabb
K. Mullaney
N. Nasser
L. Neal
M. Olsen
J. Plezbert
O. Ruffin
B. Sandner
C. Santoy
P. Spieles
J. Stein
L. Suera
E. Thompson
G. Thompson
J. Wilson

In the absence of Chairman Richard M. Daley, Commissioner Samuel Wm. Sax 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 August 14, 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.

The Executive Director next presented to the Board of Commissioners for consideration of approval a resolution commending Joseph Harmening for his service as Assistant Secretary of the Public Building Commission of Chicago. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7085

WHEREAS, on October 1, 2004, Joseph F. Harmening ("Harmening") was elected Assistant Secretary of the Public Building Commission of Chicago (the "Commission"), a municipal corporation organized and created by the City Council of the City of Chicago (the "City") pursuant to the Public Building Commission Act of the State of Illinois; and

WHEREAS, Harmening has had a distinguished career in public service and has provided oversight and coordination of the development and implementation of capital improvement programs for the City and its Sister Agencies through his participation and leadership of the City's Infrastructure Group; and

WHEREAS, as Chief of Infrastructure, Harmening provided management responsibility for operations and facilitated the implementation of capital improvement programs for the City, the Commission, Chicago Public Schools, Chicago Park District, Chicago Housing Authority, Metropolitan Water Reclamation District, Metropolitan Pier and Exposition Authority and the Illinois Port Authority; and

WHEREAS, Harmening has made invaluable contributions to the Public Building Commission in the implementation of its statutory mission to construct public improvements, buildings and facilities for use by governmental agencies in furnishing essential public services; and

WHEREAS, during his tenure as Assistant Secretary of the Commission, the Commission has constructed numerous schools, campus parks, branch libraries, police and fire stations and other public improvements that enhance the quality of life and protect the safety of the citizens of the City of Chicago; and

WHEREAS, Harmening has discharged his duties as Assistant Secretary of the Commission in an exemplary manner.

NOW, THEREFORE, BE IT RESOLVED that Joseph F. Harmening is hereby commended by the Board of Commissioners for his outstanding service to the Public Building Commission and to the citizens of the City of Chicago.

BE IT FURTHER RESOLVED that the Executive Director of the Public Building Commission is hereby authorized and directed to present an appropriate memento to memorialize the outstanding service of Joseph F. Harmening as Assistant Secretary of the Public Building Commission of Chicago.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
María N. Saldaña, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

Next, Commissioner Donaldson presented a report regarding the Administrative Operations (AO) meeting held on August 29, 2007 which is summarized as follows:

- ◆ **Field Orders, Proposed Change Orders and Liquidated Damages** – The Director of Development provided a report concerning Field Orders issued for Westinghouse High School, Fire Station Engine Company 18, Fire Station Engine Company 121 and South Water Purification Plant. The AO Committee accepted the report recommending approval of a change order for Fire Station Engine Company 121, \$21,786.00.
- ◆ **Pre-Qualified Contractors for Various Projects** – The AO Committee accepted the report recommending pre-qualification of general construction firms to bid on the following projects: Vehicle Maintenance Facility, 13 firms; Beverly Branch Library, 17 firms; and Jones College Preparatory High School (Addition), 9 firms.
- ◆ **Report by Legal Counsel** – Legal Counsel provided a report concerning a proposed settlement of litigation with Carlo Steel concerning the Little Village High School project.
- ◆ **Report on Proposed Amendments to Professional Services Agreements** - The 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. 7086

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

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
María N. Saldaña, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The Executive Director then presented to the Board of Commissioners for consideration of approval a Change Order for Contract #1337 not requiring an increase to the project budget marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7087

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue a Change Order to Contract #1337, Fire Station Engine Company 121, in the amount indicated on the document entitled "Change Order" attached to the minutes of this meeting and marked Exhibit "B".

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
María N. Saldaña, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

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 "C".

The Board of Commissioners was next presented with consideration of approval of firms to be pre-qualified to provide general construction services for various PBC projects. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7088

BE IT RESOLVED that the recommendation by the Executive Director to approve the following firms as pre-qualified to provide general construction services for various projects to be undertaken by the Public Building Commission is hereby accepted and filed with the Board of Commissioners of the Public Building Commission.

Vehicle Maintenance Facility

Blindermann Construction Company, Inc.
 Boller Construction Company, Inc.
 Burling Builders, Inc.
 FH Paschen/SN Nielsen & Assoc., LLC
 FHP Tectonics Corporation
 The George Sollitt Construction Company
 George Sollitt Co./Oakley Construction Joint Venture
 IHC Construction Company, LLC
 James McHugh Construction Company
 K.R. Miller Contractors, Inc.
 The Lombard Company
 Michuda Construction, Inc.
 Walsh Construction Company

Beverly Branch Library

Blindermann Construction Company, Inc.
 Boller Construction Company, Inc.
 Burling Builders, Inc.
 FH Paschen/SN Nielsen & Assoc., LLC
 FHP Tectonics Corporation
 The George Sollitt Construction Company

George Sollitt Co./Oakley Construction Joint Venture
 IHC Construction Company, LLC
 James McHugh Construction Company
 K.R. Miller Contractors, Inc.
 The Lombard Company
 Michuda Construction, Inc.
 Old Veteran Construction, Inc.
 Paul Borg Construction Company
 Reyes Group Ltd.
 Scale Construction Inc.
 Walsh Construction Company

Jones College Preparatory High School (Addition)

FH Paschen/SN Nielsen & Assoc., LLC
 FHP Tectonics Corporation
 The George Sollitt Construction Company
 George Sollitt Co./Oakley Construction Joint Venture
 IHC Construction Company, LLC
 James McHugh Construction Company
 The Lombard Company
 Michuda Construction, Inc.
 Walsh Construction Company

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
 María N. Saldaña, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was a request from the Chicago Public Schools for the Public Building Commission to provide planning and formulation services associated with the conceptual development of the following schools:

- Avondale Area Elementary School to be located at Springfield and Milwaukee Avenue for a fee not-to-exceed \$150,000.
- Boone Clinton Elementary School to be located at 6700 North Whipple Street for a fee not-to-exceed \$150,000.
- Brighton Park II Area Elementary School to be located at 48th and Rockwell Street for a fee not-to-exceed \$150,000.
- Lee Pasteur Hurley Elementary School to be located at 67th and Keating for a fee not-to-exceed \$150,000.

- Kelly Curie Gage Park Area High School located at 53rd Street and St. Louis Avenue for a fee not-to-exceed \$300,000.
- Northwest Area Elementary School to be located at Belmont and Laramie for a fee not-to-exceed \$150,000.
- Ogden Elementary School to be located at 24 West Walton Street for a fee not-to-exceed \$150,000.
- South Shore High School to be located at 75th and Jeffery for a fee not-to-exceed \$300,000.

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

RESOLUTION NO. 7089

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide planning and formulation services associated with the conceptual development of the following schools on behalf of the Chicago Public Schools:

- Avondale Area Elementary School to be located at Springfield and Milwaukee Avenue for a fee not-to-exceed \$150,000.
- Boone Clinton Elementary School to be located at 6700 North Whipple Street for a fee not-to-exceed \$150,000.
- Brighton Park II Area Elementary School to be located at 48th and Rockwell Street for a fee not-to-exceed \$150,000.
- Lee Pasteur Hurley Elementary School to be located at 67th and Keating for a fee not-to-exceed \$150,000.
- Kelly Curie Gage Park Area High School located at 53rd Street and St. Louis Avenue for a fee not-to-exceed \$300,000.
- Northwest Area Elementary School to be located at Belmont and Laramie for a fee not-to-exceed \$150,000.
- Ogden Elementary School to be located at 24 West Walton Street for a fee not-to-exceed \$150,000.
- South Shore High School to be located at 75th and Jeffery for a fee not-to-exceed \$300,000.

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

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
María N. Saldaña, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval the request from the Office of Emergency Management and Communications to accept the City's Public Camera Network Project, as an expansion to the current Operation Virtual Shield Network. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7090

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve and accept the City's Public Camera Network Project, as an expansion to the current Operation Virtual Shield Network on behalf of the Office of Emergency Management and Communication with funding to be provided by the City.

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

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
María N. Saldaña, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

Next, the Executive Director presented to the Board of Commissioners for consideration of approval a request to provide planning services associated with the design development of the West Humboldt Park Branch Library located at 711-743 N. Kedzie Avenue and the Grand Crossing Branch Library located at East 73rd Street and South Ellis Avenue on behalf of the Chicago Public Library. After discussion and

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

RESOLUTION NO. 7091

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request for PBC to provide planning services associated with the design development of the West Humboldt Park Branch Library located at 711-743 N. Kedzie Avenue and the Grand Crossing Branch Library located at East 73rd Street and South Ellis Avenue on behalf of the Chicago Public Library with funding to be provided by the City.

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

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
María N. Saldaña, Samuel Wm. Sax, Gerald M. Sullivan – 6

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

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

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	Fleet Vehicle Maintenance Facility	Teng & Associates, Inc. (AOR) PS 1022	This amendment represents the following additional PBC requested services to be performed by the consultant in the amount of \$10,030.00 to prepare Planned Development submittal requirements and attend a series of review meetings with various City of Chicago agencies. In addition, the allowance for project reimbursables shall be increased by \$3,300.00. These services were not included in the Consultant's Original Scope of Services.	\$10,030.00	\$951,530.00	6.61%
2	Miles Davis Academy	Tishman Construction Corporation (OR) PS 772	This amendment represents the following PBC requested additional pre-construction services performed by the consultant for the amount of \$11,687.50: pre-construction consulting, schedule/bid reviews, and estimating. These services were rendered from February 1, 2005 through March 31, 2006. Tishman's contract was terminated on May 5, 2006. Tishman's additional pre-construction services were conducted and completed prior to the contract termination date.	\$11,687.50	\$451,687.50	1.78%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – September 11, 2007

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
September 11, 2007**

A	B	C	D	E	F = (D+E)	G	H = (F+G)	I = ((E+G)/D)
PROJECT	CONTRACT NUMBER	CONTRACTOR	ORIGINAL CONSTRUCTION CONTRACT	AMOUNT OF PREVIOUSLY APPROVED CHANGE ORDERS	ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED CHANGE ORDERS	PROPOSED CHANGE ORDERS FOR SEPTEMBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Fire Station 121	1337	Pacific Construction Services	\$7,193,700.00	\$205,572.00	\$7,399,272.00	\$19,484.00	\$7,418,756.00	3.13%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Fire Station 121

9/11/2007

Pacific Construction Services

33 W. Monroe Suite 2100

Chicago, Illinois 60603

CHNG	BULL	CONTRACT NUMBER	1337	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$7,193,700.00
NUM		APPROVED CHANGE ORDERS		\$205,572.00
		ADJUSTED CONTRACT PRICE TO DATE		\$7,399,272.00
004	1337-003	Permit corrections which added exit signs, generator discharge ductwork, kitchen hood ventilation and AHU-1 air filters. - (Owner Directed)		\$12,721.00
004	1337-012	Hose bibb moved to different location, in which it would not be exposed in the locker room. - (Error and Omission) - Error		\$3,101.00
004	1337-017	Pier foundations added at corners 3R, &H.9, and P4. - (Error & Omission) - Error		\$2,306.00
004	1337-022	Add steel at roof frame for Exhaust Fan #5. - (Error and Omission) - Omission		\$771.00
004	1337-023	Relocate steel beam at Water Tower. - (Error and Omission) - Error		\$585.00

TOTAL CHANGE ADDITION

\$19,484.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$7,418,756.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1337

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
September 2007

Project Name	Service	Assigned PM	PM	MA	EX DIR	Firm	\$Total	Comments
PBC Administration	Fuser Kit for Color Printer	B. Campney	X	X	X	CDW-G	\$ 237.99	
PBC Administration	Computer Work Station	B. Campney	X	X	X	System Solutions, Inc.	\$ 4,596.00	
7th District Police	Developer Services	R. Giderof	X	X	X	DCAP	\$ 9,757.03	
Various Projects	Blueprinting		X	X	X	Cushing & Company	\$ 1,058.99	
Miles Davis Academy	Security Camera	R. Giderof	X	X	X	RJ2 Technologies	\$ 7,500.00	
New Kennedy King	Door Hangers	R. Giderof	X	X	X	National Dist. Systems	\$ 2,108.40	