

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON NOVEMBER 13, 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 November 13, 2007 at 2:30 P.M.

The following Commissioners were present:

Arthur M. Brazier
Adela Cepeda
Robert B. Donaldson
Benjamin Reyes
María N. Saldaña
Cynthia M. Santos
Samuel Wm. Sax
Todd H. Stroger
Gerald M. Sullivan
Rufus Williams

The following Commissioner was absent:

Richard M. Daley, Chairman

Also present were:

Montel M. Gayles

V. Alvarez
D. Burton
A. Caballero
B. Campney
J. Clair
P. Cushing
E. Davis
R. Del Canto
S. Ekaitis
G. Fink
A. Fredd
J. Gallagher
A. Garcia-Abner

R. Giderof
P. Hagan
P. Harney
C. Harris-Wright
B. Hendrix
K. Holt
D. Jackson
E. Johnson
E. Lavin
U. Manar
T. McHugh
D. McNabb
J. Meeks
L. Neal
J. Plezbert
K. Purcell
R. Rapacki
G. Rodriguez
O. Rodriguez
O. Ruffin
B. Sandner
A. Siegel
L. Sorkin
P. Spieles
J. Stein
L. Suera
J. Valentin
J. Vanek
J. Wilson
M. Witry

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.

Commissioner Williams noted for the record his attendance at the previous meeting held on October 1, 2007 and the Minutes were corrected as noted. The reading of the minutes of the October 1, 2007 annual 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 was the administration of the oath of office to Gerald M. Sullivan, appointee of the City of Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2012. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7108

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Gerald M. Sullivan, appointee of the City of Chicago, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2012 or until his successor is appointed.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

Next was the administration of the oath of office to Benjamin Reyes, appointee of the City of Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2010. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7109

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Benjamin Reyes, appointee of the City of Chicago, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2010 or until his successor is appointed.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, María N. Saldaña, Cynthia M. Santos,
Samuel Wm. Sax, Todd Stroger, Gerald M. Sullivan,

Rufus Williams – 10

Commissioners voting in the negative:

None

Next, Commissioner Santos presented a report regarding the Administrative Operations (AO) meeting held on November 2, 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 Fire Station Engine Companies 18, 70, and 121 and South Water Purification Plant. The AO Committee accepted the report recommending approval of change orders for Department of Water Facility, (\$158,259.00); FF&E for Police Stations 8, 15 and 17, (\$46,856.21); Albany Park School, \$16,691.76; Fire Station Engine Company 121, \$1,154,774.00; South Water Purification Plant, \$140,667.00; and Westinghouse High School, \$0.00 (adjustment of Ward Boundaries for City Residency Program).

The Director of Development provided a detailed explanation concerning the change order for Fire Station Engine Company 121, delay damages (\$697,414), which is summarized as follows:

Delays. Project delays resulting from site preparation, traffic studies, code updates (including full ADA) will not take place on current and future projects as current PBC procedures include site exploration, and site preparation and comprehensive planning and design reviews at all design milestones before contracts are bid and awarded. Despite a delay for almost one year, the project will be completed only six months later than the original schedule.

Additional Delay Costs. The contractor established that it was entitled to additional costs due to various delays, of which eighty-four percent (84%) will be paid to subcontractors as reimbursement for increased labor and material costs. Further, the total cost and per-square-foot cost to complete the project, including all change orders, are consistent with the costs to complete fire stations bid one year later (Engine 18, Engine 70 and Engine 102).

The report was accepted by the AO Committee.

- ◆ **Report on Program Management Office (PMO)** – A summary of the PMO financial status, project activities and safety accomplishments was provided. The AO Committee accepted the quarterly Work and Cost Outlay Plan of the PMO.
- ◆ **Report on Specialty Consultants** – The AO Committee accepted the Notice of Award report to the following Specialty Consultants: Patrick Engineering, Geotechnical Services for Marshall High School, \$46,000.00; Carnow, Conibear & Associates, Phase II Environmental Services, Southwest Area Middle School and

Belmont Cragin Elementary School, \$157,330.00 and \$19,430.00, respectively; and Gremley & Biedermann, ALTA surveys for Lee Pasteur Hurley Elementary School, \$12,500.00. Further, the AO Committee accepted the report recommending pre-qualification of three additional Specialty Consultant Firms (Bradburne, Briller & Johnson, LLC and K + Environmental Services, LLC for Environmental Testing and Consulting Services and Balsamo-Olson Engineering Company for Surveying.

- ◆ **Report on Procurement Activities** – The Director of Procurement recommended the purchase of LCPtracker software to monitor labor compliance and the exercise of a 12 month option for Old Veteran Construction, Inc. to provide Job Order Contract (JOC) construction services. The AO Committee accepted the reports.
- ◆ **Report on Daley Center Life Safety Security** – The AO Committee accepted the report of MB Real Estate summarizing safety and security requirements and procedures for the Daley Center.
- ◆ **Report by Legal Counsel** – Legal Counsel provided a report concerning acquisition of property at 727-734 North Kedzie for the West Humboldt Park Library Project. A further report will be provided during Executive Session.
- ◆ **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. 7110

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,
Benjamin Reyes, 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 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 "B". There was discussion concerning the procedures for sign-off and approval of Change Orders. Liquidated damages assessed against various contracts marked Exhibit "C" were also reported. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7111

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 and assess Liquidated Damages to contracts for various projects in the amounts indicated on the documents entitled "Change Orders" and "Liquidated Damages" and attached to the minutes of this meeting and marked Exhibit "B" and Exhibit "C", respectively.

Commissioners voting in the affirmative:

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

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 "D".

Next, the Executive Director presented to the Commissioners the Notice of Awards report made to Specialty Consultants to be used on various PBC projects. There

were 4 items included on the notice of contracts awarded since the previous board meeting. The report was accepted and a copy of this report is attached hereto as Exhibit "E".

The next item presented to be Board of Commissioners was a report by the Executive Director regarding the status of the Public Building Commission of Chicago's financial statements for the year ending December 31, 2006. A draft of the report was distributed for informational purposes and referred to the Audit Committee for consideration.

The Board of Commissioners was next presented with consideration of approval of additional firms to be pre-qualified to provided services as Specialty Consultants in the categories of Environmental Testing & Consulting and Surveying for various PBC projects. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7112

BE IT RESOLVED that the recommendation by the Executive Director to approve the following firms as pre-qualified to provide specialty consulting 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.

Environmental Testing & Consulting Services

Bradburne, Briller & Johnson, LLC
K + Environmental Services, LLC

Surveying

Balsamo – Olson Engineering Company

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, 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 procurement of LCPtracker software to be used by Public Building Commission staff for monitoring labor compliance and providing reporting tools. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7113

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the procurement of LCPtracker software to be used by Public Building Commission staff for monitoring labor compliance and providing reporting tools for an estimated fee as follows:

Year 1:	\$60,000 (includes installation and start-up fee)
Year 2:	\$50,000
Year 3:	\$50,000

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,
Benjamin Reyes, 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 a report to the Board of Commissioners regarding the single project currently in the construction closeout phase. The Commissioners were advised that the Wolfgang A. Mozart Campus Park project was in the closeout phase. The report was accepted.

The next item presented to the Board of Commissioners for consideration of approval was a request to undertake the design and construction of the new Belmont Cragin Elementary School project located at Grand and Central, Chicago, Illinois 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. 7114

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 Belmont Cragin Elementary School project on behalf of the Board of Education of the City of Chicago with funds to be provided by or on behalf of the Board of Education.

NOW, THEREFORE, BE IT 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,
Benjamin Reyes, 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 to undertake the design and construction of the new Southwest Area Middle School project located at 55th Street and South St. Louis Avenue, Chicago, Illinois 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. 7115

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 Middle School project on behalf of the City's Board of Education with funds to be provided by or on behalf of the Board of Education.

NOW, THEREFORE, BE IT 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, Benjamin Reyes, 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 Board of Education to approve Board Report 07-1024-RS1 (which amends Board Report 05-0727-RS3 previously presented at the February 13, 2007 board meeting) requesting that the Public Building Commission of Chicago undertake the design and construction of a new Skinner Elementary School located at 111 S. Troop Street, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7116

WHEREAS, on October 24, 2007 the Board of Education of the City of Chicago approved Board Report 07-1024-RS1 (which amends Board Report 05-0727-RS3) requesting that the Public Building Commission undertake the design and construction of a new Skinner Elementary School located at 111 S. Troop Street; and

WHEREAS, the Board of Education has requested that the Board of Commissioners of the Public Building Commission of Chicago undertake the design and construction of a new Skinner Elementary School located at 111 S. Troop Street 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. 07-1024-RS1.

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 a new Skinner Elementary 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 sources as set forth in Board Report No. 07-1024-RS1.

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

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, 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 Board of Education to convey the Board's interest in a strip of land adjacent to the Black School located at 9135 S. Euclid Avenue, Chicago, Illinois, consisting of approximately 1,252 square feet to Ms. Antoinette Patton, an individual, in the amount of \$8,025.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7117

WHEREAS, the Board of Education of the City of Chicago (City of Chicago in Trust for the Use of Schools) conveyed to the Public Building Commission certain vacant property commonly known as 9135 S. Euclid Avenue, Chicago, Illinois adjacent to the Black School, Chicago, Illinois (the "Property") pursuant to the issuance of Public Building Commission Building Revenue Bonds, Series A of 1993 (the "Bonds"); and

WHEREAS, the Board of Education has determined that the approximately 1,252 square feet of land adjacent to the Property, and legally described hereinbelow, (the "Adjacent Property") is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Board of Education and requested that the Commission convey title to such Adjacent Property to Antoinette Patton, an individual;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request of the Board of Education to withdraw the Adjacent Property from the Lease Agreement for the Bonds and transfer title to the Adjacent Property legally described below as may be owned by the Commission, to Antoinette Patton.

LEGAL DESCRIPTION

The South 10.00 feet of the North 15.00 feet of lot 38 in Subdivision of Block 24 in Stony Island Heights Subdivision of the East half of the Southwest quarter of Section 1, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #: 25-01-307-046-000 (portion of)

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and directed to execute, on behalf of the Commission, a quit claim deed, disclaimer of reversionary interests and such other documents as may be approved as to form and legality by Legal Counsel in order to convey title to such parcel of property to Antoinette Patton, an individual.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, 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 acquisition of real property for the new West Humboldt Park Branch Library project under Section 2(c)5 of the Open

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

RESOLUTION NO. 7118

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened in order to discuss the acquisition of real property for the new West Humboldt Park Branch Library project under Section 2(c)5 of the Open Meetings Act.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, 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 presented to the Board of Commissioners for consideration of approval a request to amend Resolution No. 7056 (approved by the Board of Commissioners of the Public Building Commission of Chicago on May 9, 2007) which authorized the acquisition of the property at 727-743 N. Kedzie Avenue ("Property") for \$1,675,000 plus a fixed \$10,000 moving and relocation payment relative to the new West Humboldt Park Branch Library project. The Commissioners were advised the Resolution should be amended as follows:

Based upon negotiations concerning environmental remediation of the Property and the owners' election to relocate instead of terminate business operations, Legal Counsel recommended the following amendments to Resolution No. 7056:

1. Reduce the purchase price for the Property at 727-743 N. Kedzie Avenue, Chicago from \$1,675,000 to \$1,644,000; and
2. Reimburse the Owners of the Property for actual moving and relocation expenses in accordance with the Uniform Relocation Act in an amount not-to-exceed \$50,000.

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

RESOLUTION NO. 7119

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to amend Resolution No. 7056 as follows:

1. Reduce the purchase price for the Property at 727-743 N. Kedzie Avenue, Chicago from \$1,675,000 to \$1,644,000; and
2. Reimburse the Owners of the Property for actual moving and relocation expenses in accordance with the Uniform Relocation Act in an amount not-to-exceed \$50,000.

Commissioners voting in the affirmative:

Arthur M. Brazier, Adela Cepeda, Robert B. Donaldson,
Benjamin Reyes, 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.

Secretary

APPROVED:

Chairman

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative and Operations Committee -
 November 2, 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	Vehicle Maintenance Facility - (5201 S. Western)	E-Cube, Inc. (PS 1082- A1) Commissioning	This amendment represents user-requested additional services in the amount of \$5,985.00 for E-Cube, Inc. to perform commissioning phase services required for the Global Building Management System (GBMS) compatibility added to the project. The changes in the scope of services include the incorporation of the GBMS compatible design for the facility's building automation system based on LonWorks open protocols with Tridium Niagara AX Enterprise connectivity. The design of the system will address numerous sub systems. These services were not part of the consultant's original scope of services.	\$5,985.00	\$74,813.00	0.8%
2	Fire Station 121 (1724 W. 95th St.)	DLR Group (PS 595 -A4) AOR	This amendment represents the following user- requested additional services in the amount of \$12,300.00 for DLR Group to perform the following: 1) Revise E121 facilities management system (FMS) specifications to comply with DGS GBMS requirements. GBMS interface requirements for all DGS facilities was not known as the time of the design - \$8,000.00 2) Redesign of the alley between Vanderpool and Charles Avenues as follows: - Modify pavement from concrete to asphalt; - Design approximate 55 foot section in center of alley as a landscaped area; - Provide design for containment of landscape area and storm water flow. These changes were requested to eliminate the possibility of through traffic- \$4,300.00. These services were not part of the consultant's original scope of services.	\$12,300.00	\$335,315.00	4.4%
3	Belmont Cragin Area Elementary (Grand & Central)	STL Architects & Planners (PS 1106 - A1) AOR	This amendment represents an additional services request in the amount of \$54,000.00 for STL Architects. The delay of work is a result of an Owner requested change in site and building orientation, which also required STL to make revisions to the site plan and building elevations. The increase in team size for the remainder of the design schedule will allow STL to maintain the original completion date for design work. No further additional services requests from STL or its consultants in connection with the revised project duration will be submitted.	\$54,000.00	\$1,882,490.00	6.4%

**Public Building Commission of Chicago
Proposed Amendment Report to the Administrative and Operations Committee -
November 2, 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
4	Stewart Campus Park (4525 N. Kenmore)	The Architects Enterprise, Ltd. (PS 965-A1) AOR	<p>This amendment represents PBC-requested additional services for the total amount of \$39,545.00 for The Architects Enterprise to provide the following due to scope change and modifications to the original project requirements:</p> <ul style="list-style-type: none"> 1) Additional drawing plans for the City of Chicago's Department of Transportation's scope of work- \$3,975.00 2) Additional drawing plans for the modification of the north parking lot - \$20,100.00 <p>Also included in this amendment is an additional fee adjustment associated with the 100% construction documents in the amount of \$15,560.00</p> <p>These services were not part of the consultant's original scope of services.</p>	\$39,545.00	\$112,545.00	9.0%
5	Term Agreement	GSG Consultants, Inc. (PS 979 - A3) Environmental Consultants	<p>This amendment represents an increase in value of the consultant's original agreement to provide environmental assessment and consulting engineering services for Westinghouse. The amendment will increase the value of the Agreement by \$225,500 to cover the proposed SubOrder for this above referenced school project. The SubOrder will be paid from separate Westinghouse project funds.</p> <p>The scope of services included in this amendment are:</p> <ul style="list-style-type: none"> 1) Additional site characterization, testing and sampling; 2) Additional environmental inspection services and coordination of field personnel and project related activities; 3) Provide additional field personnel to assist in field sampling, monitoring, and disposal documentation; 4) Perform additional soil inspection and testing for the CA-6 backfill stone; 5) Obtain special discharge permit from the MWRDGC to discharge rainwater accumulated in the floor excavation of the site into the MWRDGC combined sewer system; 6) Assist the general contractor in securing landfill permit from alternate landfill for the removal and disposal of the remaining contaminated soil at the site. 	\$225,500.00	\$1,055,300.00	1.5%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – November 13, 2007

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
November 13, 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 NOVEMBER	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONTRACT PRICE
Department of Water Facility (1424 W. Pershing)	1231	Novak Construction	\$10,569,000.00	\$503,318.25	\$11,072,318.25	(\$158,259.00)	\$10,914,059.25	3.26%
8th District Police Station (3420 W. 63rd Street) 15th District Police Station (5701 W. Madison) 17th District Police Station (4650 N. Pulaski)	1312	Corporate Concepts, Inc.	\$420,138.16	\$43,143.79	\$463,281.95	(\$46,856.21)	\$416,425.74	-0.88%
Albany Park School (4828 N. Sawyer)	1334	Pacific Construction Services	\$19,380,100.00	\$294,506.17	\$19,674,606.17	\$18,691.76	\$18,691,297.93	1.61%
Fire Station 121 (1724 W. 95th Street)	1337	Pacific Construction Services	\$7,193,700.00	\$342,864.00	\$7,536,564.00	\$1,154,774.00	\$8,691,338.00	20.82%
South Water Purification Plant Chlorine Improvements (3300 East Cheltenham Pl.)	1339	The George Sollitt Construction Company	\$47,987,000.00	\$0.00	\$47,987,000.00	\$140,667.00	\$48,127,667.00	0.29%
Westinghouse High School (Franklin & Kestzie)	1446R	Sollitt Oakley Joint Venture	\$69,069,000.00	\$0.00	\$69,069,000.00	\$0.00	\$69,069,000.00	0.00%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

CS-49 Department of Water Facility

11/13/2007

Novak Construction
3425 North Drake
Chicago, Illinois 60608

CHNG	BULL	CONTRACT NUMBER	1231	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$10,569,000.00
NUM		APPROVED CHANGE ORDERS		\$503,318.25
ADJUSTED CONTRACT PRICE TO DATE				\$11,072,318.25
008	1231-036	Credit for unused contingency. -		(\$158,259.00)

TOTAL CHANGE ADDITION

(\$158,259.00)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$10,914,059.25

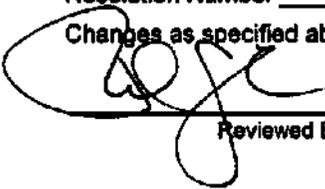
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1231

heretofore issued by the Public Building Commission.

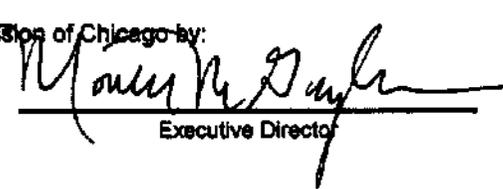
All parties shall apply the change as indicated above.

Resolution Number 7111

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

8th District, 15th District, and 17th District Police Stations
3420 W. 63rd St., 5701 W. Madison, and 4650 N. Pulaski

November 13, 2007

Corporate Concepts, Inc.
325 Eisenhower Lane
North Lombard, IL

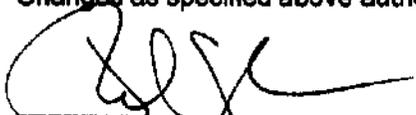
CHNG	BULL	CONTRACT NUMBER	1312	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$420,138.16
NUM		APPROVED CHANGE ORDERS		\$43,143.79
ADJUSTED CONTRACT PRICE TO DATE				\$463,281.95
002	1312-002	Deduct \$2,602.54 for unused contingency for contract 1312, FF&E for the 8 th District Police Station - Owner Directed.		(\$2,602.54)
002	1312-002	Deduct \$21,952.48 for unused contingency for contract 1312, FF&E for the 15 th District Police Station - Owner Directed.		(\$21,952.48)
002	1312-002	Deduct \$22,301.19 for unused contingency for contract 1312, FF&E for the 17 th District Police Station - Owner Directed.		(\$22,301.19)
TOTAL CHANGE ADDITION				(\$46,856.21)
ADJUSTED CONTRACT PRICE AFTER APPROVAL				\$416,425.74

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1312 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7111

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Albany Park School
11/13/2007

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

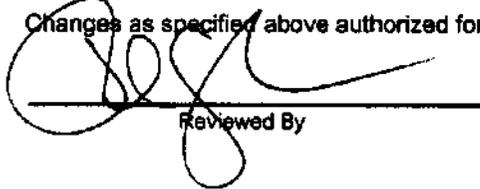
CHNG	BULL	CONTRACT NUMBER	1334	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$19,380,100.00
NUM		APPROVED CHANGE ORDERS		\$294,506.17
ADJUSTED CONTRACT PRICE TO DATE				\$19,674,606.17
011	1334-048	Provide labor for programming of the Flow Meter. The Contract Documents did not include the programming for the Flow Meter. The Flow Meter, its installation and connection to the BAS are shown in the Contract Documents.(E & O-Error) -		\$1,617.76
011	1334-080	Provide required labor and materials for installing power & control to the Manual Projection Screens, which were identified in the Contract Documents. Remove NFTA-WH Fluor 0-10V dimmer switches and install Nova T-Series dimmer switches at classrooms at no cost to the Owner. The Contract Document did not indicate the power & control for the Projection Screens located in the Science Rooms & Multi-Purpose Room. (Owner Directed) -		\$15,074.00

TOTAL CHANGE ADDITION	\$16,691.76
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$19,691,297.93

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1334 heretofore issued by the Public Building Commission. All parties shall apply the change as indicated above.

Resolution Number 7111

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Engine Company 121

1724 W. 95th Street

November 13, 2007

Pacific Construction Services

33 W. Monroe Street, Suite 2100

Chicago, IL 60603

CHNG BULL CONTRACT NUMBER 1337

ORDR NUM ORIGINAL CONTRACT PRICE

\$7,193,700.00

NUM

APPROVED CHANGE ORDERS

\$342,864.00

ADJUSTED CONTRACT PRICE TO DATE

\$7,536,564.00

006 1337-1 Provide shop drawings, material, and labor to install two (2) solar panel support systems to support a total of twenty (20) solar panels as indicated on Plan Drawing, A-101; Plan E8, Station Roof Plan – Owner Directed. \$50,096.00

006 1337-14 Provide masonry pilasters at the six columns supporting the penthouse. Contract drawings indicated 6" steel columns encased in 8" thick masonry walls. This detail is not buildable – Error or Omission. \$12,088.00

006 1337-18 Adjust contract amount and time due to owner-caused delays. Compensation based on the increased cost of labor and materials due to: 1) delays in issuing the Notice to Proceed; 2) delays in obtaining building permit due partially to the re-design of city-owned and Fire Department personnel parking lots; and 3) delay to allow for the replacement of a city water main which passes through the project site. As a result of these delays, subcontractors incurred increased materials costs and, because portions of the work were performed under the terms of new collective bargaining agreements, increased labor costs. Compensation to subcontractors for these added costs accounts for 85% of this Change Order (\$591,887). General Contractor demonstrated that it incurred an additional \$59,893 (8.6% of the Change Order) of extended general conditions costs. General Contractor's overhead and profit account for the remaining \$46,034 (8.6% of the Change Order). \$697,414.00

In addition to the recommended increase in contract price, this change order also represents a time extension of 84 days to allow for time lost between the contractors' anticipated Notice to Proceed and the actual start of construction date. The 84 day time extension would change the contract substantial completion date from November 10, 2007 to February 2, 2008 – Owner Directed.

006 1337-19 Increase the width of the trash enclosure by approximately 3 feet. The design of Engine 121 was completed prior to the Lessons Learned Prototype Design Review and did not allow room for compactor operator. As a result of Lessons Learned, the change has been incorporated in the design of future fire stations – Owner Directed. \$27,906.00

006 1337-20 Increase driveway slab thickness from 8" to 12" and add epoxy-coated reinforcing at apparatus bay concrete driveways. The design of Engine 121 was completed prior to the Lessons Learned Prototype Design Review, where it was discovered that there was cracking at the apparatus bay driveways of previously built fire stations. As a result of Lessons Learned, the change has been incorporated in the design of future fire stations – Owner Directed. \$103,664.00

006 1337-28 Remove unsuitable soil (both contaminated soil and rubble) beyond the \$500,000 environmental remediation allowance originally included in the base-bid. Soil testing was performed after the project was bid and a large volume of unsuitable soil (debris, buried foundations, and sub-surface soil conditions) was discovered. An increase of the environmental remediation allowance is required to complete the excavation work – Differing Site Conditions. \$265,000.00

006 1337-32 Delete generator sound attenuation enclosure and modify muffler exhaust per Bulletin # 32 and Henneman letter dated 7/2/07. Due to room size constraints, engineer recommended deletion of sound enclosure for generator. RFI 76 regarding the muffler exhaust system requires addition of exhaust piping not shown on the drawings - Error or Omission. (\$1,393.00)

TOTAL CHANGE ADDITION \$1,154,774.00

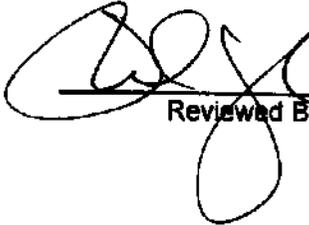
ADJUSTED CONTRACT PRICE AFTER APPROVAL \$8,691,338.00

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 7111

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 Water Purification Plant Chlorine Improvements

3300 East Cheltenham Place

November 13, 2007

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	\$0.00

ADJUSTED CONTRACT PRICE TO DATE

001	1339-4	Provide top closure to mechanical shaft along column 13 at elevation + 52.00. Implement the revisions to relevant Contract Drawings in response to Supplementary Drawings SD-11 and SD-12 forwarded to contractor on April 9, 2007 - Error or Omission.	\$5,889.00
001	1339-6	Provide a stormwater treatment unit for the new storm sewer system associated with the new Chlorine Building as required by the Sewer Permit - Owner Directed Change.	\$57,240.00
001	1339-8	Provide a temporary supported work space within the Pipe Vault directly south of Column Line M between Column Lines 9 and 10 during installation of required piping and electrical conduit. The bottom of the Pipe Vault contains an overflow drainage conduit. The work space is necessary to protect material from entering the overflow conduit. The existence of the Pipe Vault and the need to route new piping and conduit through this space was determined after bid during development of shop drawings for piping and conduit installation. The Pipe Vault was not shown on the Drawings and no mention was made of this space during mandatory pre-bid on-site meetings/walkthroughs - Error or Omission.	\$4,295.00
001	1339-9	Properly dispose of an abandoned underground storage tank (approximately 1000 gallons) located below the relocated above ground storage tanks. During excavation for the new Chlorine Building, an underground storage tank was uncovered. There is no work under the Contract to dispose of the tank - Differing Site Conditions.	\$5,974.00
001	1339-14	Provide a 22" x 22" concrete beam along Line 14.1 and between Lines B.1 and A.1 above the roll-up door, as noted in the Supplementary Drawing SD-10 in response to RFI No. 21. The beam for the East roll-up door was not shown on the Plans. The Truck Loading Area has identical overhead doors at each end. Sections were cut on the "S" and "A" Drawings (3/S25 & 18/A23) through the West overhead door but not through the East door - Error or Omission.	\$4,200.00
001	1339-18	The contract included several unit price items as part of the bid package. Unit Price Item 3 (Steel H-Piles) included an approximate quantity of 11,000 lineal feet. After all piles were driven, the calculated driven lineal footage is 12,116.27. An overage of the unit price item's approximate quantity requires a contract modification - Differing Site Conditions.	\$63,069.00
TOTAL CHANGE ADDITION			\$140,667.00

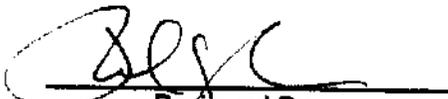
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$48,127,667.00
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1339 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7111

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

New Westinghouse High School

Franklin & Kedzie

November 13, 2007

Sollitt Oakley Joint Venture

790 N. Central Ave.

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1312	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$69,089,000.00
NUM		APPROVED CHANGE ORDERS	0.00
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ADJUSTED CONTRACT PRICE TO DATE			\$69,089,000.00

001	1446-008	The following provisions of the Contract Documents are amended as indicated below:	\$0.00
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In Book 1, Section 21.03 "Chicago Residents as Employees,"

Subsection 21.03.2b is amended to read as follows:

b. "Residents of the project community" shall mean persons domiciled within the 24th, 27th, and 28th Wards.

Subsection 21.03.c(2) is amended to read as follows:

The Contractor also agrees that 5% of the aggregated hours of work to be performed by the Contractor and Site Work subcontractors under this Contract will be performed by residents of the project community. The Contractor further agrees to provide an aspirational goal of an additional 2%, above the 5%, of the aggregated hours of Work to be performed by residents of the project community.

TOTAL CHANGE ADDITION

\$0.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$69,089,000.00

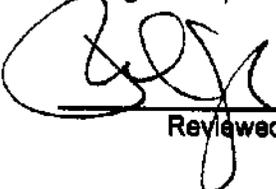
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1446 heretofore issued by the Public Building Commission.

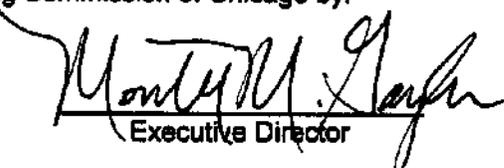
All parties shall apply the change as indicated above.

Resolution Number

7111

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


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – November 13, 2007

LIQUIDATED DAMAGES

PUBLIC BUILDING COMMISSION OF CHICAGO
NUMERICAL SUMMARY FOR LIQUIDATED DAMAGES
11/13/07

CONTR.	PROJECT	CONTRACTOR	LIQUIDATED DAMAGES	ADJUSTED CONTRACT PRICE	COMMENTS	PAGE NO.
1231	Water Dept. Warehouse- 1424 W. Pershing	Novak Construction	\$ (34,264.41)	\$ 10,879,794.84	Liquidated Damages amount to be applied to Skill Builders	1
1320	Logan Square Library- 3030 W. Fullerton	Pacific Construction	\$ (7,906.56)	\$ 3,945,372.44		2
	TOTAL		\$ (42,170.97)	\$ 14,825,167.28		

Liquidated Damages
11/13/2007

Contractor Novak Construction				Pacific Construction		
Project DOW Warehouse 1424 W. Pershing				Logan Square Library, 3030 W.Fullerton		
Contract 1231				1320		
	Goal %	Achieved %	Amount Assessed	Goal %	Achieved %	Amount Assessed
WBE	5	7	0.00	5	7	0.00
MBE	25	29	0.00	25	36	0.00
% of total worker hours:				% of total worker hours:		
City Residency	50	47	(\$16,371.09)	50	46	(\$7,906.56)
% of worker type hours:				% of worker type hours:		
	Committed %	Achieved %	Amount Assessed	Committed %	Achieved %	Amount Assessed
Minority:						
Journeyman	40	49		50	66	0.00
Apprentice	50	49	(\$17,893.32)	50	73	0.00
Laborer	50	84		50	55	0.00
Female:						
Journeyman	1	1		0	1	0.00
Apprentice	1	3		0	2	0.00
Laborer	1	1		0	13	0.00
Total assessed:			(\$34,264.41)	(7,906.56)		
Adjusted contract amt.:			\$10,879,794.84	\$ 3,945,372.44		

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

CS-49 Department of Water Facility

11/13/2007

Novak Construction
3425 North Drake
Chicago, Illinois 60608

CHNG	BULL	CONTRACT NUMBER	1231	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$10,569,000.00
NUM		APPROVED CHANGE ORDERS		\$345,059.25
<hr/>				
ADJUSTED CONTRACT PRICE TO DATE				\$10,914,059.25
009	001	Credit for EEO Liquidated Damages -		(\$34,264.41)

TOTAL CHANGE ADDITION

(\$34,264.41)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$10,879,794.84

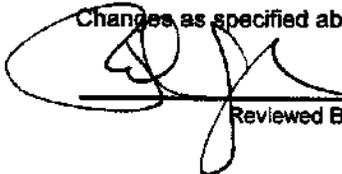
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1231

heretofore issued by the Public Building Commission.

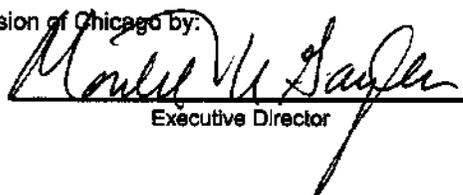
All parties shall apply the change as indicated above.

Resolution Number 7111

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



Reviewed By



Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER
Logan Square Branch Library
11/13/2007

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

CHNG	BULL	CONTRACT NUMBER	1320	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$4,200,000.00
NUM		APPROVED CHANGE ORDERS		\$(246,721.00)
ADJUSTED CONTRACT PRICE TO DATE				\$3,953,279.00
003	1320-043	Liquidated damages for failure to meet economic opportunity goals. - (Owner Directed)		(\$7,906.56)

TOTAL CHANGE ADDITION	<u>(\$7,906.56)</u>
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$3,945,372.44

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1320

heretofore issued by the Public Building Commission.

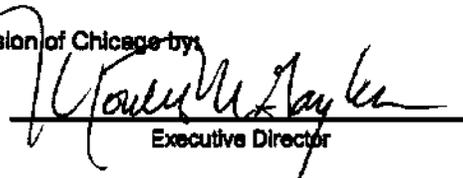
All parties shall apply the change as indicated above.

Resolution Number 7111

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



Reviewed By



Executive Director

**NOTICE OF AWARD
NOVEMBER 2007**

REQUEST FOR SERVICE 25 & UNDER

Project Name	Service	Assigned PM	Firm	\$Total	Comments
CPS Formulation	Provision to Remediation Ltr.	K. Holt	IEPA	\$ 11,918.00	PS1172
PBC Administration	New Novell Server	B. Campney	System Solutions, Inc.	\$ 6,831.00	PS599
PBC Administration	Temp work for H.R. Dept.	C. Wright-Harris	Account Temps	\$ 4,090.50	PS930

**NOTICE OF AWARD
NOVEMBER 2007**

SPECIALTY CONTRACTS

Project Name	Service	Assigned PM	Firm	\$ Total	Comments
Marshall Campus Park	Geotechnical Services	J. Valentine	Patrick Engineering	\$ 48,000.00	PS1159
South West Area MS	Environmental Phase II	J. Yoder	Carnow, Cornibear & Associates	\$ 157,330.00	PS1157
Belmont Cragin Elementary School	Environmental Phase II	J. Yoder	Carnow, Cornibear & Associates	\$ 19,430.00	PS1156
Lee Pasteur Hurley Elementary School	ALTA Survey / Expanded ALTA Survey	S. Ekaitis	Gremlay & Biedermann	\$ 12,500.00	PS1149 / PS1162