



Board of Education

Office of the Board
1 North Dearborn Street
Suite 950
Chicago, IL 60602

Board Report

25-0320-OP1

Agenda Date: 3/20/2025

AMEND BOARD REPORT 24-0425-RS1
AMEND BOARD REPORT 23-1214-RS1
AMEND BOARD REPORT 22-0824-RS4

REQUEST THE PUBLIC BUILDING COMMISSION OF CHICAGO TO UNDERTAKE THE FY22 KENWOOD LINK AND MECHANICAL PROJECT

WHEREAS, on July 12, 1956, the Board of Education of the City of Chicago (the "Board") joined in the organization of the Public Building Commission of Chicago (the "PBC"); and

WHEREAS, the PBC provides a means of facilitating the acquisition, construction and improvement of public improvements, buildings and facilities for use by various governmental agencies in the furnishing of essential governmental, educational, health, safety and welfare services; and

WHEREAS, the Board has heretofore participated in the acquisition and construction of public schools and other facilities to provide essential governmental services in cooperation with the PBC and various other governmental agencies; and

WHEREAS, the Board has determined that it is necessary, desirable, advantageous, and in the public interest to undertake various capital projects in conjunction with the City of Chicago and other governmental agencies; and

WHEREAS, the projects would maximize the utilization of educational facilities operated and maintained by the Board by providing new school educational options and enhanced recreational and other facilities and improving the community areas located in the vicinity of school property; and

WHEREAS, the total cost of the Project services described herein is anticipated not-to-exceed \$13,950,000 \$12,251,222 of which the portion of formulation costs already undertaken by PBC is \$400,000 (authorized by Board report 22-0323-RS2) and the remaining portion of the costs for the undertaking by the PBC is \$13,550,000 \$11,851,222.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CHICAGO BOARD OF EDUCATION:

1. The PBC is hereby requested to complete the construction of the FY22 Kenwood HS Link & Mechanical Project on behalf of the Board. The Chief Financial Officer and the Chief Operating Officer are hereby authorized to deliver a Project Notification to the PBC, as defined in the Intergovernmental Agreement between the Board and the PBC, dated February 1, 2007 (the "IGA").
2. This Project is not part of the Modern Schools Across Chicago Program. This Project will be funded with TIF funds. To the extent that capital funds become available, the Board reserves the right to supplant Board Capital or TIF funds with other funding sources. Project Bids were opened on March 8, 2024 whereas construction costs were lower than estimated costs and the total project cost was therefore reduced. Since then, the Architect of Record's performance and drawings have negatively impacted the project in terms of both construction and cost due to change orders and the quality of the drawings. As a result, The new and appropriate total cost to undertake this project shall not exceed \$42,251,222 \$13,550,000. This funding is necessary to cover the project costs, including environmental investigation, scope review, site preparation, contingencies, procurement, management fees, and construction. The project costs are appropriated in the

FY22 Capital Plan Budgets.

3. The Board's General Counsel is hereby authorized to execute an assignment to the PBC of any and all contracts entered into by the Board in connection with this Project and to execute any and all other documents necessary to effectuate this transfer. Any such contract may include a requirement that all construction work is subject to the terms contained in Board's existing Project Labor Agreement.
4. No cost may be incurred in excess of the level set forth in paragraph 2 above without prior Board approval.
5. This resolution is effective immediately upon its adoption.

Financials

FY22 Kenwood HS Link & Mechanical Project: TIF Funds 46361.436.56310.253508.000017.2021 \$13,550,000
\$11,851,222