February 22, 2023

RESOLUTION
REQUEST THE PUBLIC BUILDING COMMISSION OF CHICAGO TO UNDERTAKE PARTIALLY:
FY23 DETT ELEMENTARY SCHOOL NEW ANNEX 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 initial authorization to PBC for formulation services: planning, design, and procurement services is not-to-exceed $3,000,000.

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

1.   The PBC is hereby requested to perform necessary services: planning, design and procurement services in order to develop the project budget, scope, utility and public right of way reviews and plans, and schedule for the FY23 Dett Elementary School new annex & renovation project ("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.   These Projects are not part of the Modern Schools Across Chicago Program. This Project will be funded with TIF funds in Fiscal Year 2023. To the extent that other funds become available, the Board reserves the right to supplant Board TIF funds (projects) with other funding sources. The project's total cost to be partially undertaken by the PBC shall be, at most $3,000,000. This amount is not a guaranteed payment amount but is the maximum aggregate amount authorized for payment hereunder. Payments to the PBC shall be based upon approval of the costs by the Board and submission to the Board of supporting documentation. The scope of work shall include a delivery method analysis, relevant programming, planning services, design services, procurement, surveys and studies, test fits, building assessment, environmental, public outreach, contingencies, utility coordination, public right of way, FFE, and management fees. PBC shall develop a detailed scope, schedule, and budget for review by the Board ("Formulation")). After approval of the Formulation by the Board, the Board shall initiate a separate authorizing Board resolution ("Undertaking") to PBC for the construction of the project. The total undertaking shall deduct the value of this current authorization of $1,000,000 & $3,000,000 for the net additional Board authority to PBC.

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

Dett ES Annex: TIF FUNDS