

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE SCHEDULED REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JULY 13, 2010

The scheduled 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 July 13, 2010 at 2:30 P.M.

The following Commissioners were present:

Richard M. Daley, Chairman
Arthur M. Brazier
Adela Cepeda
Robert B. Donaldson
Benjamin Reyes
Mary B. Richardson-Lowry
Samuel Wm. Sax
Gerald M. Sullivan
Bryan S. Traubert

The following Commissioners were absent:

Cynthia M. Santos
Todd H. Stroger

Also present were:

Erin Lavin Cabonargi

L. Bannister
M. Berger
R. Berggreen
B. Campney
R. Castillo
A. Chapman
E. Choklek
J. Dispensa
B. Fisk
L. Giderof
R. Giderof
R. Gil

J. Hartman
T. Haymaker
D. Hightower
K. Holt
J. Jack
D. Jackson
E. Johnson
T. Kennedy
L. Ketterl
T. Later
E. Manning
J. Mark
J. McConnell
G. McGleam
D. McNabb
M. Mayo
J. Meeks
K. Mullaney
J. Muss
L. Neal
L. Nelson
B. O'Reilly
M. Otto
K. Purcell
B. Rejman
O. Ruffin
T. Rusche
E. Ryan
R. Schneider
M. Simon
B. Sobieowicz
P. Spieles
J. Stein
K. Taylor
P. Taylor
J. Wilson
B. Yaksic

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

The reading of the minutes of the June 8, 2010 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 Bryan S. Traubert, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2013. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7543

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Bryan S. Traubert, appointee of the Chicago Park District, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2013 or until his successor is appointed.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Mary B. Richardson-Lowry, Samuel Wm. Sax
Gerald M. Sullivan, Bryan S. Traubert – 9

Commissioners voting in the negative:

None

Next, Commissioner Donaldson presented a report regarding the Administrative Operations (AO) meeting held on July 1, 2010 which is summarized as follows:

- ◆ **Pending Bid Openings** – The AO Committee was advised concerning the bid openings for metal lockers (bid package 30) for the Ogden Elementary School and proposed awarding and assigning the trade subcontract to Turner Construction Company. The Executive Director also advised the AO Committee concerning the bid opening for construction of the new Southwest Area High School
- ◆ **Field Order Activity Report and Proposed Change Orders.** The AO Committee accepted the report concerning Field Orders issued for various projects and approved change orders for the following projects: Little Village Branch Library, \$0 (time extension only); 40th Street Beach Comfort Station, \$67,868.27; Osterman Beach Comfort Station, \$271,490.68; and Marquette Park Playground, \$25,243.90.

- ◆ **Specialty Consultants.** The AO Committee accepted the report concerning contract awards to Specialty Consultants for the following projects: Haas Park Field House; Air Force Academy; Michael Reese Hospital Demolition; Whitney Young Replacement Library; Rosenblum Park School; Southwest Area High School; Garvy Elementary School.
- ◆ **Renewal of Property Insurance for the Daley Center.** The AO Committee accepted the report advising that property insurance coverage had been renewed for the Daley Center at an annual premium of \$221,435, which is 30% less than the current year's premium.
- ◆ **Landscape Architecture and Site Development Design Services.** The AO Committee accepted the report recommending the appointment of Hitchcock Design Group as Design Architect to provide landscape architecture and site development design services for various projects.
- ◆ **Change of Ownership.** The AO Committee accepted the report advising that ownership of EDAW, Inc. was transferred from AECOM Technology Corporation to AECOM Technical Services, Inc.
- ◆ **Proposed Amendments to Professional Services Agreement.** 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. 7544

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:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Mary B. Richardson-Lowry, Samuel Wm. Sax
Gerald M. Sullivan, Bryan S. Traubert – 9

Commissioners voting in the negative:

None

The Executive Director then called upon Kevin Holt, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7545

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 to contracts for various projects in the amounts indicated on the document entitled "Change Orders" and attached to the minutes of this meeting and marked Exhibit "B".

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Mary B. Richardson-Lowry, Samuel Wm. Sax
Gerald M. Sullivan, Bryan S. Traubert – 9

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 8 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "C".

The Executive Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 8 items included on the notice of contracts awarded to specialty consultants since the previous board meeting. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "D".

Next, the Executive Director presented to the Board of Commissioners for consideration of approval the selection of The Chubb Group of Insurance Companies to provide Property Insurance coverage for the PBC and the Richard J. Daley Center for the period of July 1, 2010 through June 30, 2011 for an annual premium of \$221,435.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7546

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the selection of The Chubb Group of Insurance Companies to provide Property Insurance Coverage for the Public Building Commission and the Richard J. Daley Center for the period of July 1, 2010 through June 30, 2011 for an annual premium of \$221,435.00.

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, Benjamin Reyes,
Mary B. Richardson-Lowry, Samuel Wm. Sax
Gerald M. Sullivan, Bryan S. Traubert – 9

Commissioners voting in the negative:

None

Next the Executive Director presented to the Board of Commissioners a report regarding the Comprehensive Annual Financial Report for the years ended December 31, 2008 and December 31, 2009. Commendations by Commissioners Brazier, Sax and Sullivan were given to the staff regarding the report. The report was accepted.

The next item presented to the Board of Commissioners for consideration of approval was the appointment of Hitchcock Design Group as Design Architect to provide landscape and site design services for various projects for a fee not-to-exceed \$2,000,000.00 for a period of

three (3) years with 1 one-year option to renew plus reimbursables in such amounts as shall be approved by the Executive Director. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7547

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the appointment of Hitchcok Design Group as Design Architect for various PBC projects located city wide for a fee not-to-exceed \$2,000,000.00 for a period of three (3) years with 1 one-year option to renew plus reimbursables in such amounts as shall be approved by the Executive Director.

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, Benjamin Reyes,
Mary B. Richardson-Lowry, Samuel Wm. Sax
Gerald M. Sullivan, Bryan S. Traubert – 9

Commissioners voting in the negative:

None

The Executive Director next presented a report to the Commissioners regarding the change of ownership of EDAW, Inc. The ownership of EDAW, Inc. was transferred from AECOM Technology Corporation to AECOM Technical Services, Inc. The report was accepted.

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1515, New Construction Work for Southwest Area High School project located at 7651 S. Homan Avenue, Chicago, Illinois. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7548

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1515, New Construction Work for Southwest Area High School located at 7651 S. Homan Avenue, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
F.H. Paschen/SN Nielsen & Assoc., LLC	\$62,452,000.00	\$59,454,304.00
Power/Ujamaa II, a Project Specific Joint Venture	\$63,618,933.00	\$61,221,135.42
Sollit/Oakley Joint Venture	\$65,144,000.00	\$62,179,948.00
Clark/Scale, A Joint Venture	\$65,650,000.00	\$62,945,220.00
James McHugh Construction Company	\$66,450,000.00	\$63,260,400.00
IHC Construction Companies, LLC	\$66,401,184.00	\$63,313,528.94

; and

WHEREAS, the bid of F.H. Paschen/SN Nielsen & Assoc., LLC was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, F.H. Paschen/SN Nielsen & Assoc., LLC has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Continental Casualty Company, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1515 be awarded to F.H. Paschen/SN Nielsen & Assoc., LLC, and Continental Casualty Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to F.H. Paschen/SN Nielsen & Assoc., LLC, Contract No. 1515, New Construction Work for Southwest Area High School project pursuant to the terms thereof for the total contract price of \$62,452,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents comprising Contract No. 1515, subject to the completion and delivery to the Commission of said form of bond by F.H. Paschen/SN Nielsen & Assoc., LLC, as principal, and Continental Casualty Company, as surety, in the principal amount of \$62,452,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Mary B. Richardson-Lowry, Samuel Wm. Sax
Gerald M. Sullivan, Bryan S. Traubert – 9

Commissioners voting in the negative:

None

Next, the Executive Director reported on the receipt of bids by Turner Construction Company as Construction Manager at Risk for Contract No. PS1668, Bid Package #30 Metal Lockers for Ogden Replacement Elementary School project located at 24 W. Walton Street, Chicago, Illinois to be awarded by the Public Building Commission then assigned to Turner as Construction Manager at Risk. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7549

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the following base bids were received for Contract No. PS1668, Bid Package #30 Metal Lockers for Ogden Replacement Elementary School project located at 24 W. Walton Street, copies of which bids and contract documents are on file with the Commission:

BID PACKAGE #30 – Metal Lockers

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Larson Equipment & Furniture Co.	\$138,350.00	\$132,539.30

Interior Concepts, Inc.	\$172,500.00	\$171,361.50
Carroll Seating Company	NON - RESPONSIVE	

; and

WHEREAS, the bid of Larson Equipment & Furniture Company was the lowest responsible bid meeting the technical specifications received for the furnishing and performance of the work and the staff of the Commission has recommended that Contract No. PS1668, Bid Package #30 be awarded to Larson Equipment & Furniture Company.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby awards to Larson Equipment & Furniture Company, Contract No. PS1668, Bid Package #30, Metal Lockers Work for Ogden Replacement Elementary School project pursuant to the terms thereof for a total base bid of \$138,350.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby assigns Contract No. PS1668, Bid Package #30, to Turner Construction Company as Construction Manager at Risk for the construction of the Ogden Replacement Elementary School project.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission hereby authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award, assignment and execution of the contract and the execution of such documents, upon approval by Legal Counsel as to form and legality, as may be necessary and appropriate to implement the project.

Commissioners voting in the affirmative:

Richard M. Daley, Arthur M. Brazier, Adela Cepeda,
Robert B. Donaldson, Benjamin Reyes,
Mary B. Richardson-Lowry, Samuel Wm. Sax
Gerald M. Sullivan, Bryan S. Traubert – 9

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman