

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE RESCHEDULED MEETING OF THE
BOARD OF COMMISSIONERS HELD ON MARCH 19, 2019

The rescheduled 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 March 19, 2019 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel
Frank M. Clark
James F. Ellis, Jr.
Avis LaVelle **
Jose G. Maldonado, Jr.
Arnold Randall
Samuel Wm. Sax
Mariyana T. Spyropoulos
David Todd Whittley - 8

** Item A4 of Agenda

Also present was:

Carina E. Sánchez

J. Akintonde	P. Kelly	L. Puig
G. Alfero	T. Kikta	K. Purcell
J. Beatty	K. LeJeune	R. Randall
G. Blakemore	M. Lindstrom	F. Rico
J. Borkman	L. Lypson	K. Robinson
M. Cwienkala	T. McElroy	J. Rodriguez
M. DeRuntz	L. McGuire	E. Scanlan
P. Doyle	A. Marti	K. Smith
S. Fairfield	K. Miller	F. Sobkowiak
A. Fredd	P. Montenegro	R. Walker
L. Giderof	L. Neal	T. Foucher-Weekley
L. Granato	K. Newman	D. Whittley
S. Hickman	E. O'Keefe	A. Wiggins
D. Hightower	B. Payne	M. Witry
O. Hoes	M. Pellot	B. Zater
G. Johnson	N. Perez	
L. Johnson	A. Provine	

The meeting was called to order by Chairman Rahm Emanuel, and the presence of a quorum was established.

Following the roll call, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. Kenneth Newman had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Kenneth Newman provided comments regarding artificial turf and athletic facilities at the proposed Hancock Replacement School Project and the need for renovation and additional athletic fields at various facilities including Juarez, Curie and Ogden.

Next, the Chairman presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on February 13, 2019. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the February 13, 2019 meeting were unanimously approved.

The next item on the agenda was the administration of the oath of office to Avis LaVelle, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission for a term ending September 30, 2023. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8500

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Avis LaVelle, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission for a term ending on September 30, 2023.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Mariyana T. Spyropoulos and
David Todd Whittley - 8

Commissioners voting in the negative:

None

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on March 12, 2019 which is summarized as follows:

The Chief of Staff reported on five task order awards for Specialty Consultant services for Environmental Engineering, Geotechnical, and Environmental Reno/Demo. A report was also provided on eleven task order awards for school and park projects to previously appointed Minority and Women Business Enterprise Architect of Record firms.

The Chief of Staff recommended the appointment of two firms to provide Construction Signage services. She also reported on the process underway to appoint firms to provide Design Build services for the Engine Company 115 Project and the Hancock High School Project.

The Chief Development Officer reported on field orders issued on various projects.

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Order Report is attached hereto as **Exhibit "A."**

The next item on the agenda was a report by the Audit Committee regarding the meeting held on March 12, 2019. Commissioner Whittley presented the report which is summarized as follows:

The Director of Finance reported that the PBC received a *Certificate of Achievement for Excellence in Financial Reporting* from the Government Finance Officers Association for the 2017 Fiscal Year Comprehensive Annual Financial Report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting. Its attainment represents a significant accomplishment by a government entity and its management.

The Audit Committee approved the appointment of Deloitte & Touche LLP (Deloitte) to prepare the Basic Financial Statements for 2018 and to provide an Independent Auditor's report for a fee of not to exceed \$168,000. Deloitte formally described the audit planning process for 2018 including: the engagement team, innovation tools, significant risks that must be considered during the audit, required communications on audit planning, audit

timeline, and available resources. The timely completion of the audit is anticipated, in compliance with the requirements of the CAFR Program.

The Audit committee accepted the reports from the Director of Finance and the Deloitte Team.

Next, the Commissioners were presented with consideration of approval of the appointment of Deloitte & Touche LLP as independent auditor to perform the Public Building Commission's Annual Audit for the year ended December 31, 2018. The Executive Director recommended to the Commissioners that Deloitte perform the audit and provide an Independent Auditor's Report for a fee which is not to exceed \$168,000. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8501

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints Deloitte & Touche LLP as independent auditor to prepare the Basic Financial Statements for the Public Building Commission and to provide an Independent Auditor's Report for the year ended December 31, 2018 for a fee, including expenses, of not to exceed \$168,000.00.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos
and David Todd Whitley – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to award term contracts to Adnama, Inc. d/b/a Signarama Downtown and the Blueprint Shoppe, Inc. for fabrication and installation of construction signage for various project sites. Two proposals were received in response to the public advertisement soliciting firms interested in providing the required services. Following evaluation of each firm's experience, past performance, qualifications of key

personnel, pricing, references, financial capacity and Minority Business Enterprise (MBE) and Woman Business Enterprise (WBE) utilization, it was recommended that the Commission award term contracts to Adnama, Inc. d/b/a Signarama Downtown (MBE) and The Blueprint Shoppe, Inc. Thereupon, upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8502

BE IT RESOLVED that the Board of Commissioners hereby approves the award of term contracts to Adnama, Inc. d/b/a Signarama Downtown (MBE) and The Blueprint Shoppe, Inc. to enter into a master term agreement on a task order basis for the fabrication and installation of construction signage for various projects undertaken by the Public Building Commission for an amount not to exceed \$100,000 and a term of three years with two, one-year extension periods.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake such action 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:

Rahm Emanuel, Frank M. Clark,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos
and David Todd Whittley – 9

Commissioners voting in the negative:

None

Next, the Executive Director presented her report regarding regular reports, development status and other matters. She provided photos of Ribbon Cutting Events at new annexes for the Skinner West, Ebinger and Prussing Elementary Schools. She advised the Commissioners that the Skinner West annex includes 22 classrooms and a multi-purpose room that can accommodate 120 students for lunch. The Ebinger and Prussing Elementary school annexes include classrooms for science, art and computer learning as well as new kitchen and dining facilities. Ebinger has a new playground and a turf field was installed at Prussing Elementary School. The Executive

Director also reported that the new South Loop Elementary School was dedicated and that the four-story facility has 32 classrooms including: computer labs, science labs, art rooms, a gymnasium with a stage, a multi-purpose room, a roof top play area and a playlot.

The Executive Director provided the Commissioners with a copy of the quarterly PBC newsletter entitled, "Constructive News You Can Use." The newsletter included articles regarding the increase in PBC's Job Oder Contracting pool and the MBE and WBE firms that are leading 17 PBC Projects. Finally, the Executive Director provided a copy of the "2018 Year in Review" report which summarized PBC's accomplishments during 2018. In summary, the PBC completed thirteen projects during 2018 including new, renovated and upgraded facilities that total over \$115 million, as paid through the end of the year. Minority business owned enterprises received \$38.9M or 33.63% participation, while women owned business enterprises received \$13.8M or almost 12% for total minority and women owned business enterprise participation of 45.56%. In addition, 4,679 people earned more than \$33M working on PBC projects completed in 2018. The thirteen 2018 PBC Project Completions were: Byrne Elementary School Annex; Columbia Explorers Academy Modular; Dore Elementary School; Ebinger Elementary School Annex; Esmond Elementary School Annex; Lincoln Park High School Renovation; Mt. Greenwood Elementary School Annex; Prussing Elementary School Annex; Sheridan Elementary School Annex; Zapata Elementary School Annex; Whitney Young Branch Library; Douglas Park Facility Renovation; and CTA 77th Street & Kedzie Bus Garages.

At the conclusion of the presentation, the report by the Executive Director was accepted.

Next, the Commissioners were presented with consideration of approval of a Revised Partial Undertaking Request for the new Hancock Replacement School Project located at 5423 West 64th Street. Previously, funding authority for the project was approved by the CPS in September 2018

and in January 2019 in the amounts of \$67,500,000 and \$82,000,000, respectively. In collaboration with CPS, including initial planning activities and the procurement of a design builder, CPS has requested that the Public Building Commission update the Partial Undertaking and advised that the target PBC Budget for the project shall be \$80,000,000. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8503

BE IT RESOLVED by the Board of Commissioners that the Revised Partial Undertaking Request approved by the Chicago Public Schools in January 2019 in the amount of \$80,000,000 for the Public Building Commission for the new Hancock Replacement School Project located at 5423 West 64th Street is hereby confirmed.

BE IT FURTHER RESOLVED that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such 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 effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos
and David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of KRM/ALL Joint Venture to provide Design Build Services for the new Hancock Replacement School Project located at 5423 West 64th Street. The Commissioners were advised that a two-phase procurement process (Phase I – Qualifications, and Phase II – Technical and Cost) had been utilized to select the Design-Builder for the project. The Phase I and Phase II responses were reviewed and interviews were conducted by an Evaluation Committee with four responding firms in light

of established evaluation criteria which included the following: quality of design concepts; compliance with the project objectives; project management plan; overall compliance and responsiveness to design parameters; quality and durability of products and materials used; Overall constructability and quality of proposed project; quality and validity of proposed design and construction schedule and performance criteria; MBE/WBE Participation; Guaranteed Maximum Project Cost Proposal; and overall compliance and responsiveness of proposed services to the RFP. By consensus of the Evaluation Committee, KRM/ALL Joint Venture was recommended to provide Design-Build Services for the Hancock Replacement School. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8504

BE IT HEREBY RESOLVED the Board of Commissioners hereby approves the appointment of KRM/ALL Joint Venture to provide Design Build Services for the new Hancock Replacement School Project located at 5423 West 64th Street.

BE IT FURTHER RESOLVED that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to negotiate a Guaranteed Maximum Price (GMP) to complete the design and construction of the Project and to undertake such further 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 effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos
and David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of UJAMAA/Trice Joint Venture to provide Design Build Services for the Engine Company 115

Project located at 1024 West 119th Street. The Commissioners were advised that a two-phase procurement process (Phase I – Qualifications, and Phase II – Technical and Cost) had been utilized to select the Design-Builder for the project. The Phase I and Phase II responses were reviewed and interviews were conducted by an Evaluation Committee with four responding firms in light of established evaluation criteria which included the following: quality of design concepts; compliance with the project objectives; project management plan; overall compliance and responsiveness to design parameters; quality and durability of products and materials used; Overall constructability and quality of proposed project; quality and validity of proposed design and construction schedule and performance criteria; MBE/WBE Participation; Guaranteed Maximum Project Cost Proposal; and overall compliance and responsiveness of proposed services to the RFP. By consensus of the Evaluation Committee, it was recommended that the Board of Commissioners appoint UJAMAA/Trice JV to provide Joint Venture Services for Engine Company 115. On motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8505

BE IT HEREBY RESOLVED the Board of Commissioners hereby approves the appointment of UJAMAA/Trice JV to provide Design Build Services for the Engine Company 115 Project located at 1024 West 119th Street.

BE IT FURTHER RESOLVED that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to negotiate a Guaranteed Maximum Price (GMP) to complete the design and construction of the Project and to undertake such further 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 effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
 James F. Ellis, Jr., Avis LaVelle,
 Jose G. Maldonado, Jr., Arnold Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos
 and David Todd Whittley – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of an Undertaking Request from the City of Chicago for the Legler Branch Library Renovation Project located at 115 South Pulaski Road. An initial undertaking request was approved at PBC's January board meeting in the sum of \$2,000,000. Subsequently an Architect of Record was appointed for the project and additional funding was identified including but not limited to GO Bonds and an Illinois State Library grant awarded to the Chicago Public Library which will facilitate the development of the proposed renovations. PBC will work collaboratively with CPL and the Department of Fleet and Facility Management to confirm the program, scope and schedule that can be achieved with current available funding. Thereupon, the following resolution was adopted:

RESOLUTION NO. 8506

BE IT RESOLVED by the Board of Commissioners that the Undertaking Request in the amount of \$9,000,000 for the Public Building Commission to undertake, in collaboration with the Chicago Public Library and the Department of Fleet and Facility Management, the Legler Branch Library Renovation Project located at 115 South Pulaski Road is hereby approved.

BE IT FURTHER RESOLVED that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such 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 effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
 James F. Ellis, Jr., Avis LaVelle,
 Jose G. Maldonado, Jr., Arnold Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos
 and David Todd Whittlely – 9

Commissioners voting in the negative:

None

Finally, the Commissioners were presented with consideration of approval of a Revised Undertaking Request in the total amount of \$5,200,000 for the Merlo Branch Library Renovation Project located at 644 West Belmont Avenue. Following approval of an Initial Undertaking Request in July 2019, PBC commenced with the design of the Project and worked collaboratively with Chicago Public Library (CPL) and the Department of Fleet and Facility Management (2FM) to develop the program, scope, schedule and project requirements. The scope of the project will include a children's area, teen YOU media digital laboratory, adult reading room, meeting and study spaces and refreshed collections. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8507

BE IT RESOLVED by the Board of Commissioners that the Undertaking Request in the total amount of \$ 5,200,000 for the Public Building Commission to undertake, in collaboration with the Chicago Public Library and the Department of Fleet and Facility Management, the Merlo Branch Library Renovation and Modernization Project located at 644 West Belmont is hereby approved.

BE IT FURTHER RESOLVED that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such 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 effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos
and David Todd Whittley – 9

Commissioners voting in the negative:

None

There being no further business to come before the Board during the Rescheduled Regular Meeting, the meeting was adjourned.

APPROVED:

Secretary

Chairman



TASK ORDERS AWARDED AGAINST TERM CONTRACTS

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchi

March 2019						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount
Brooks College Prep Academy Turf Repairs	Geotechnical	R		Terracon Consultants, Inc.	05385-PS2062D-001	\$ 22,190.00
Dore ES Pre-K Expansion	Environmental Reno/Demo	C		ATC Group Services, LLC	05205-PS2061C-001	\$ 107,835.00
McCutcheon ES Annex and Renovation	Environmental Engineering	C		O'Brien & Gere Engineers, Inc.	05235-PS2060G-002	\$ 137,688.20
New Hancock Replacement School	Environmental Engineering	R	MBE	GSG Consultants, Inc.	05195-PS2060F-001	\$ 127,400.00
New Hancock Replacement School	Geotechnical	R		Weaver Consultants Group North Central, LLC	05195-PS2062F-001	\$ 53,891.95

Specialty Consultant	Terms/Limits Not To Exceed
Environmental - Category A, B, C	\$ 1,500,000.00
Environmental - Reno/Demo	\$ 1,000,000.00
Geotechnical	\$ 750,000.00
Material Testing	\$ 1,500,000.00
Surveying	\$ 200,000.00
Traffic Study	\$ 600,000.00
Commissioning	\$ 500,000.00

Type - Legend
R - Rotation
RMW - M/WBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Orders
AT - Amendment to Task Order
A - Additional Services
LP - Lowest Proposal



TASK ORDERS AWARDED TO APPOINTED AOR FIRMS

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March 2019				
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount
Austin Town Hall Renovation	Bailey Edward Design, Inc.	WBE	Architect of Record Services for new exterior ADA entry ramp	\$3,395.00
Columbus Park Rehabilitation	Bailey Edward Design, Inc.	WBE	Architect of Record Services for underground electrical banks	\$1,650.00
Decatur Classical ES Annex and Renovation	Muller & Muller, Ltd.	WBE	Architect of Record Services for Building Construction and Site Development	\$1,410,898.00
Dirksen ES Annex and Renovation	Studio ARQ, LLC	MBE	Architect of Record Services for Building Construction and Site Development	\$2,198,880.00
Dore ES Pre-K Expansion	Forma Architect, Ltd.	MBE	Architect of Record Services for Building Construction and Site Development	\$215,700.00
La Follette Park Rehabilitation	Bailey Edward Design, Inc.	WBE	Architect of Record Services for additional services to existing roof drain lines	\$5,150.00
Lincoln Park Cultural Center	Bailey Edward Design, Inc.	WBE	Architect of Record Services for upper roof hatch access and additional plaster repairs	\$6,200.00
Lincoln Park Cultural Center	Bailey Edward Design, Inc.	WBE	Architect of Record Services for additional upper roof construction at stone dentils brackets	\$3,110.00
Locke ES Renovation	RADA Architects, Ltd.	WBE	Architect of Record Services for Building Construction and Site Development	\$486,300.00
Palmer ES Annex and Renovation	Bauer Latoza Studio, Ltd.	MBE	Architect of Record Services for Building Construction and Site Development	\$1,159,340.00
Waters ES Annex and Renovation	Bailey Edward Design, Inc.	WBE	Architect of Record Services for Building Construction and Site Development	\$1,387,497.00