

Public Building Commission of Chicago



Meeting Minutes

February 9, 2021

2:30 PM

Regular Meeting of the
Board of Commissioners of the
Public Building Commission of Chicago
Over a Virtual Platform

Board of Commissioners

Lori E. Lightfoot, Chairman

Olga Camargo

James F. Ellis, Jr.

Avis LaVelle

Jose G. Maldonado, Jr.

Toni Preckwinkle

Arnold Randall

Samuel Wm. Sax

Lucino Sotelo

Mariyana T. Spyropoulos

David Todd Whittley

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON FEBRUARY 9, 2021 AT 2:30 P.M.**

The following Commissioners were present:

Chairman Lori E. Lightfoot
Commissioner Olga Camargo
James F. Ellis, Jr.
Avis LaVelle
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Lucino Sotelo
Mariyana T. Spyropoulos
David Todd Whittley - 11

Attendees present were:

Carina E. Sánchez

A. Fredd	R. Manning	T. Foucher-Weekley
R. Giderof	B. Payne	MP Witry
L. Lypson	J. Sublett	

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

Following the roll call, the Commissioners were advised that there were no speakers who had registered for the public participation period pursuant to Section 2.06(g) of the Open Meetings Act.

Next, Chairman Lightfoot presented to the Board for consideration approval of the minutes of the rescheduled board meeting held on December 1, 2020. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the December 1, 2020 meeting were unanimously approved.

The next item on the agenda was a report by the Executive Directors regarding firm name changes due to the acquisition of GSG Consultants by Specialty Consulting, Inc. and Accurate

Environmental Solutions/GSG Consultants, JV by Accurate Environmental Solutions/Specialty Consulting, JV. She advised the Commissioners that GSG has restructured its business operation and a new business entity, Specialty Consulting, Inc. (“SPC”) was established. GSG has requested consent to assign its contracts with the Public Building Commission (namely, PS2061F – Environmental Renovation/Demolition Services, and PS2061A – Environmental Renovation/Demolition Services) to SPC, a certified Minority Business Enterprise with Cook County. She further advised that the employees assigned to the existing contracts with the Public Building Commission will be transferred to SPC.

Next, the Executive Director provided a report to the Board of Commissioners regarding a firm name change of O’Brien & Gere Engineers to Ramboll. She advised the Commissioners that O’Brien & Gere Engineers, specialty consultants providing Environmental Engineering Services to the Public Building Commission, had adopted the name of its parent, Ramboll. There would be no changes in the operations of O’Brien & Gere Engineers and the Environmental Engineering Services provided by O’Brien & Gere Engineers to the Public Building Commission would continue to be provided by Ramboll.

Commissioner Maldonado then presented a report by the Administrative Operations (AO) Committee regarding its virtual meeting held on February 3, 2021 which is summarized as follows:

The Executive Director reported on the bid opening for the Salt Dome Replacement Facility on Grand Avenue and will provide details during her presentation.

The Chief of Staff reported on four task order awards for Specialty Consultant Services and three task order awards for Architect of Record Services to previously appointed firms.

The Chief Development Officer reported on field orders issues and provided a recommendation to approve Change Orders for six projects as follows:

- A Change Order for Liquidated Damages assessed in the credit amount of (\$5,023.87) at the Lincoln Park High School Renovation Project. A Change Order for unused Commission Contingency in the credit amount of (\$6,418.77) at the Ebinger Elementary School Annex and Renovation Project. Change Orders for unused allowances in the credit amount of (\$10,607) at the Taft Freshman Academy Project and in the credit amount of (\$300,749.84) at the Mt. Greenwood Elementary School Annex Project.
- Change Orders for work in the amount of \$6,872.95 at the Prussing Elementary School Annex and Renovation Project and in the amount of \$21,756.14 at the Esmond Elementary School Annex and Renovation Project.

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.”**

Following consideration of the AO Committee report and upon motion duly made and seconded, the following Resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 8565

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the change orders to Projects as indicated on the document entitled, “Proposed Change Order Report to the Administrative Operations Committee and attached to the minutes of this meeting as **Exhibit “B.”**

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Wm. Sax,
Lucino Sotelo, Mariyana Spyropoulos,
and David Todd Whittley – 11

Commissioners voting in the negative:

None

The next item on the agenda was a report by Executive Director Sánchez regarding regular reports, development status and other matters. She advised the Commissioners that

Andre Wiggins, the General Manager of the Richard J. Daley Center, received the 2021 Building Owners and Managers Association (BOMA) of Chicago's Gold Circle Property Management Professional of the Year Award for his excellence in the management of the Daley Center. She congratulated Mr. Wiggins and expressed gratitude for the role that he played in the successful operations of the Daley Center. BOMA also recognized the Richard J. Daley Center as a finalist for the 2021 Office Building of the Year award.

The Executive Director also advised the Commissioners that members of the Commission met virtually with the Black Contractors Owners and Executives' (BCOE) Board of Directors to update the organization on initiatives undertaken by the Public Building Commission to improve timely payments, change order management, contract administration and how to properly complete necessary documents for contracts with the Public Building Commission. Finally, she provided a report regarding the outstanding program that the staff of the Public Building Commission led by the Human Relations team had conducted under a virtual platform to celebrate Black History Month. The program featured the contributions of African Americans throughout history by sharing stories, biographies and photos to commemorate the achievements of African Americans. The Executive Director's Report was accepted at the conclusion of her presentation.

Next, the Commissioners were presented with consideration of approval to award Contract #1598 to the George Sollitt Construction Company for the Salt Dome Replacement Facility located at 2555 West Grand Avenue. Seven (7) sealed bids were received from duly pre-qualified general contractors deemed eligible to bid as a result of the bid solicitation. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8566

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A and Class B Prequalified general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. #1598, Salt Dome Replacement Facility located at 2555 West Grand Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA FIGURE</u>
The George Sollitt Construction Company	\$8,338,814.00	\$7,901,026.27
Burling Builders, Inc.	\$9,296,450.00	\$8,904,139.81
Tyler Lane Construction Company	\$9,215,000.00	\$8,838,106.50
K.R. Miller Contractors, Inc.	\$9,344,000.00	\$9,040,320.00
Path Construction Co., Inc.	\$9,577,116.00	\$8,925,872.11
John Burns Construction Company	\$9,595,000.00	\$9,192,010.00
F.H. Paschen, SN Nielsen and Assoc. LLC	\$9,662,000.00	\$9,178,900.00

WHEREAS, the bid of The George Sollitt Construction Company 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, The George Sollitt Construction Company has advised the Commission that the corporate surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Travelers Casualty and Surety Company of America, authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract #1598 be awarded to The George Sollitt Construction Company and Travelers Casualty and Surety Company of America, the 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 hereby awards to The George Sollitt Construction Company Associates, Contract #1598, Salt Dome Replacement Facility (Grand Avenue), pursuant to the terms thereof for the total contract price of \$8,338,814.00 (inclusive of the addition of Alternate 1 Repair Existing Landscape Wall along Grand Avenue and deduction of Alternate 3 Replace PCC Pavement Ring Road with Compacted CA-6 Roadway and Barrier Curb), and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such

action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contact documents comprising Contract #1598, subject to the completion and delivery to the Commission of said form of bond by The George Sollitt Construction Company and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$8,338,814.00 (inclusive of the addition of Alternate No. 1 and deduction of Alternate No. 3) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Samuel Wm. Sax,
Lucino Sotelo, Mariyana Spyropoulos,
and David Todd Whittley – 11

Commissioners voting in the negative:

None

The final item on the agenda was consideration of approval of an Undertaking Request from the City of Chicago for Phase 1A of the Joint Public Safety Training Campus (JPSTC) located at 4301 West Chicago Avenue. The Commissioners were advised that the Chicago Department of Assets, Information and Services (AIS) in coordination with the Department of Planning and Development (DPD) requested that the Commission conduct a program study for the parcels of land slated for economic development in connection with the new JPSTC. The proposed project would include such professional, technical, administrative and management services as needed to complete the Project deliverables in an amount not to exceed \$7,000,000. The Undertaking Request includes planning, design, feasibility reports and construction.

Following consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8567

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the Undertaking Request from the Department of Assets, Information and Services in coordination with the Department of Planning and Development for Phase 1A of the Joint Public Safety Training Center located at 4301 West Chicago Avenue and the proposed budget in the amount of \$7,000,000.

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, Olga Camargo,
James F. Ellis, Jr., Avis LaVelle,
Jose G. Maldonado, Jr., Samuel Wm. Sax,
Lucino Sotelo, Mariyana Spyropoulos,
and David Todd Whittley – 9

Commissioners voting in the negative:

Toni Preckwinkle, Arnold Randall – 2

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

APPROVED:

Chairman

Secretary

Task Orders Awarded to AOR/EOR Firms



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

February 2021

Project Name	Service	Firm	MBE/WBE	Task Order Amount
Legler Regional Library	Architect of Record Services to revise the BAS Temperature Control Network System and design security cage around condenser	RATIO Architects, Inc.		\$ 810.00
New Belmont Craigin Replacement School	Architect of Record Services for Building Construction and Site Development	Schroeder Murchie Niemiec Gazda- Auskalnis, Ltd		\$ 2,048,264.00
Mt. Greenwood Elementary School Annex II	Architect of Record Services to retain existing modular building, to provide a permeable paved north plaza and to provide permeable paved parking at NE corner of site	EC Purdy & Associates	MBE/WBE	\$ 38,450.00



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 | pbcchicago.com

February 2021

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Environmental Renovation & Demolition Services	\$ 107,628.00
2	Surveyor Services	\$ 43,625.00
1	Environmental Engineering Services	\$ 118,799.89
4		\$ 270,052.89

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
New Belmont Craigin Replacement School	Reno/Demo	Consulting Services	Terracon Consultant		\$ 107,628.00
Engine Company 115	Surveyor	Consulting Services	Terra Engineering	WBE	\$ 6,805.00
Phillips Academ HS (Athletic)	Surveyor	Consulting Services	Weaver Consultant Group North Central		\$ 36,820.00
Phillips Academ HS (Athletic)	Environmental Eng	Consulting Services	Wood Environment & Infrastructure Solutions		\$ 118,799.89
					\$ 270,052.89

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING

FEBRUARY 9, 2021

CHANGE ORDERS

Exhibit B.
PUBLIC BUILDING COMMISSION
SUMMARY REPORT OF CHANGE ORDERS
FOR PBC BOARD MEETING
February 9, 2021

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED BOARD CHANGES	CURRENT CONTRACT VALUE (Including Previously Approved Changes)	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGES % (of Original Contract)
Lincoln Park High School Renovation 2001 N. Orchard Project Manager: Mike Powell	C1582	Blinderman Construction Company	\$16,746,219.00	\$720,717.23	\$17,466,936.23	(\$5,023.87)	\$17,461,912.36	-0.03%
Ebinger Elementary School Annex and Renovations 7350 W. Pratt Avenue Project Manager: Jeffrey Strauts	C1590	Friedler Drive JV	\$12,058,000.00	(\$377,881.61)	\$11,680,118.39	(\$6,418.77)	\$11,673,699.62	-0.05%
Read Dunning School (aka Taft Freshman Academy) 4071 N. Oak Park Project Manager: Andy Horn	C1591	K.R. Miller Contractors, Inc.	\$51,137,000.00	\$335,966.97	\$51,472,966.97	(\$10,607.00)	\$51,462,359.97	-0.02%
Mt. Greenwood Elementary School Annex & Reno (Vertical) 10841 South Homan Avenue Project Manager: Desmond Truite	C1589	F.H. Paschen, SN Nielsen	\$9,807,000.00	\$203,017.25	\$10,010,017.25	(\$300,749.84)	\$9,709,267.41	-3.07%
Prussing Elementary School Annex & Reno 4650 N. Menard Project Manager: Leroy David Stewart	C1587	The George Sollitt Construction Company	\$17,438,463.00	\$616,858.73	\$18,055,321.73	\$6,872.95	\$18,062,194.68	0.04%
Esmond Elementary School Annex & Renovations 1865 West Montvale Avenue Project Manager: Isaac Bishop	C1588	F.H. Paschen, SN Nielsen	\$12,265,000.00	\$526,369.14	\$12,791,369.14	\$21,756.14	\$12,813,125.28	0.18%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Lincoln Park High School Renovation

2001 N. Orchard

February 9, 2021

Blinderman Construction Company

224 N. Desplaines, Suite 650

Chicago, Illinois 60661

CHNG	BULL	CONTRACT NUMBER 1582	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$16,746,219.00
NUM		APPROVED CHANGE ORDERS	\$720,717.23
ADJUSTED CONTRACT PRICE TO DATE			\$17,466,936.23
007	1582-060	Liquidated Damages associated with Compliance Goals. Other.	(\$5,023.87)

TOTAL CHANGE ADDITION	(\$5,023.87)
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$17,461,912.36
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1582 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

Project: Lincoln Park HS Reno
Base Bid: \$16,746,219.00

Contract No: C15872
Data Date: 11/10/2020

Contractor: Blinderman Construction
Adjusted Contract: \$17,466,936.23

Total Hours		Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	61,815.53						
Minority		40	24,726	55.17	34,105.78	0	\$0.00
Female		2	1,236	2.01	1,239.50	0	\$0.00
Apprentice	8376.50						
Minority		50	4,188	71.51	5,990.00	0	\$0.00
Female		15	0	13.44	1,126	1	\$5,023.87
Laborer	6,900.60						
Minority		50	3,450	53.21	3,671.60	0	\$0.00
Female		2	138	6.74	465.00	0	\$0.00
City Residency	80,446.63	50	40,223	52.34	42,104.25	0	\$0.00
Community Hiring	80,446.63	7.5	6,030	9.48	7,626.00	0.0	\$0.00

Total Liquidated Damages \$5,023.87

Journeyworkers: .0004 x base bid x shortfall points
 Apprentices: .0003 x base bid x shortfall points
 Laborers: .0001 x base bid x shortfall points
 City Residency & Community Hiring: .0005 x adjusted contract value x shortfall points

Final Liquidated Damages

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Ebinger Elementary School Annex & Renovations - Vertical

7350 W. Pratt Avenue

February 9, 2021

Friedler Drive Joint Venture

1001 N. Milwaukee Avenue Suite 402

Chicago, Illinois 60646

CHNG	BULL	CONTRACT NUMBER 1590	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,058,000.00
NUM		APPROVED CHANGE ORDERS	(\$377,881.61)
ADJUSTED CONTRACT PRICE TO DATE			\$11,680,118.39
003	1590-037V	Deduct unused Commission Contingency. Other.	(\$6,418.77)

TOTAL CHANGE ADDITION	(\$6,418.77)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	
	\$11,673,699.62

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1590 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Read Dunning School (Vertical)

4071 N. Oak Park

February 9, 2021

K.R. Miller Contractors, Inc.

1624 Colonial Parkway

Inverness, IL 60067

CHNG	BULL	CONTRACT NUMBER 1591	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$51,137,000.00
NUM		APPROVED CHANGE ORDERS	\$335,966.97
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ADJUSTED CONTRACT PRICE TO DATE			\$51,472,966.97
005	1591-140V	Deduct unused Site Work Allowance. Other.	(\$10,607.00)

TOTAL CHANGE ADDITION	(\$10,607.00)
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$51,462,359.97
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1591 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Mt. Greenwood Elementary School Annex (Vertical Construction)

10841 S. Homan Avenue

February 9, 2021

F.H. Paschen, SN Nielsen & Associates**5515 East River Road****Chicago, Illinois 60656**

CHNG	BULL	CONTRACT NUMBER 1589	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$9,807,000.00
NUM		APPROVED CHANGE ORDERS	\$203,017.25
ADJUSTED CONTRACT PRICE TO DATE			\$10,010,017.25
003	1589-033V	Deduct unused Moisture Mitigation Allowance. Other.	(\$119,943.90)
003	1589-034V	Deduct unused Camera Allowance. Other.	(\$40,257.24)
003	1589-035V	Deduct unused Site Work Allowance. Other.	(\$140,548.70)

TOTAL CHANGE ADDITION	(\$300,749.84)
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ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$9,709,267.41
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All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1589 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Prussing Elementary School Annex & Renovations

4650 N. Menard Avenue

February 9, 2021

The George Sollitt Construction Company

790 N. Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1587	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$17,438,463.00
NUM		APPROVED CHANGE ORDERS	\$616,858.73
ADJUSTED CONTRACT PRICE TO DATE			\$18,055,321.73
004	1587-030	Provide electric door holders at Dining Area and additional smoke detectors, a pull station device and associated programming. Error or Omission and Other.	\$6,872.95

TOTAL CHANGE ADDITION	\$6,872.95
ADJUSTED CONTRACT PRICE AFTER APPROVAL	
	\$18,062,194.68

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1587 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Esmond Elementary School Annex and Renovations

1865 W. Montvale

February 9, 2021

F.H. Paschen, SN Nielsen & Associates

5515 East River Road

Chicago, Illinois 60656

CHNG	BULL	CONTRACT NUMBER 1588	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,265,000.00
NUM		APPROVED CHANGE ORDERS	\$536,369.14
ADJUSTED CONTRACT PRICE TO DATE			\$12,791,369.14
004	1588-063	Furnish and install framing and new composite wall panels. Differing Site Conditions	\$21,756.14

TOTAL CHANGE ADDITION	\$21,756.14
ADJUSTED CONTRACT PRICE AFTER APPROVAL	
	\$12,813,125.28

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1588 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director