

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON MARCH 11, 2014**

The 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 March 11, 2014 at 2:30 P.M.

The following Commissioners were present:

Byron T. Brazier  
Martin Cabrera, Jr.  
Jose G. Maldonado  
Toni Preckwinkle  
Arnold L. Randall  
Samuel Wm. Sax  
Mariyana Spyropoulos  
Bryan S. Traubert  
David Vitale

Also present were:

Erin Lavin Cabonargi

A. Becerra	M. Harte	L. Neal
D. Bernstein	I. Hansen	K. Pensack
C. Blake	C. Hansford	O. Ruffin
G. Blakemore	T. Haymaker	E. Ryan
B. Campney	A. Joseph	E. Fisk Smith
N. Castillo Hassan	C. Kelly	S. Stivers
A. Del Muro Diaz	I. Lakada	M. Sullivan
R. DeVaughn	T. Later	J. Sublett
M. Eckner	N. Mark	P. Spieles
A. Forde	J. Mark	K. Taylor
L. Giderof	J. Mayer	M. Van Vuren
R. Giderof	D. McNabb	M. Vander Weele
J. Handley	P. Montenegro	M. Witry

In the absence of the Chairman, the meeting was called to order by Commissioner Samuel Wm. Sax and the presence of a quorum was established.

Next a public participation period was held pursuant to Section 2.06(g) of the Open Meetings Act. The following persons had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: George Blakemore and Kathryn Pensack. George Blakemore commented on the costs for the usage of copy machines by the public in the Daley Center. Kathryn Pensack provided comments in support of the use of solar energy sources in all PBC projects.

At the conclusion of the public participation period, Commissioner Sax reconvened the board meeting and presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on February 11, 2014. 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 11, 2014 meeting were unanimously approved.

Next, Commissioner Brazier presented the report of the Administrative Operations (AO) Committee meeting held on February 27, 2014, which is summarized as follows:

**1. Reports by the Executive Director.** The Executive Director advised the AO Committee regarding job fairs held by PBC to provide information to community residents regarding employment opportunities for various PBC projects.

**2. Reports by the Chief Operating Officer.** The AO Committee accepted the following reports and recommendations by the Chief Operating Officer:

- **Specialty Consultants.** Report regarding task orders issued to specialty consultants for the following services and projects: Environmental ABC Services (Lindblom HS Math and Science Park Lot and Southwest Area ES); Environmental Renovation/Demolition Services (Lindblom HS Math and Science Parking Lot and Whitney Young Branch Library); and Construction Material Testing (Hale ES Linked Annex and Onahan ES Linked Annex).

- **PBC Ethics Training Program.** Report regarding the PBC Ethics Training Program required for all Commissioners pursuant to Resolution No. 7274 adopted by the Board of Commissioners on February 10, 2009. Video presentations were prepared in collaboration with Neal & Leroy, LLC summarizing PBC's procurement practices and ethical responsibilities and will be sent to Commissioners via e-mail for viewing.

**3. Reports by the Chief Development Officer.** The AO Committee accepted the reports and recommendations by the Chief Development Officer regarding a change order for the Jones College Preparatory High School Project and a field order involving the Edison Park Elementary School Linked Annex.

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She advised the Commissioners that Community Intake Sessions had been conducted to provide information regarding employment opportunities on the following Public Building Commission projects: Coonley Elementary School Addition, on February 21 and February 28, 2014; Chicago Vocational Career Academy, on February 27 and March 6, 2014; Jones College Prep Renovation: Phase II, on March 4 and March 12, 2014; and Chicago Children's Advocacy Center Addition, on March 7 and March 14, 2014. In addition, the Public Building Commission participated in the Metropolitan Planning Council Mayor's Caucus on February 20, 2014.

The Executive Director's reports were accepted.

The Executive Director then called upon Paul Spieles, Chief Development Officer, to present to the Board of Commissioners for consideration of approval a proposed Change Order for the project as indicated on the document entitled, "Summary of Proposed Change Orders" and attached to the minutes of this meeting as **Exhibit "A"**. After discussion and consideration, and upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 8028**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue a Change Order for the project as indicated on the document entitled "Summary of Proposed Change Orders for PBC Board Meeting" and attached to the minutes of this meeting as **Exhibit "A"**.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
 Jose G. Maldonado, Toni Preckwinkle,  
 Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana Spyropoulos, Bryan S. Traubert  
 and David Vitale - 9

**Commissioners voting in the negative:**

None

The Board of Commissioners was next presented with a report regarding awards made to Specialty Consultants to be used on various projects undertaken by the Public Building Commission. There were 6 items included on the notice of task orders issued to specialty consultants against term contracts since the previous board meeting. The report was accepted and a copy of this report is attached hereto as **Exhibit “B.”**

The next item presented to the Board of Commissioners for consideration of approval was an undertaking request from the Chicago Infrastructure Trust for the Public Building Commission to provide Program Management Services for the Retrofit One Project. The Public Building Commission will provide oversight and management of three Energy Service Companies (ESCOs) with respect to the performance of energy conservation measures (ECMs) on approximately 60 City of Chicago buildings and facilities. The ECM projects will be designed and implemented by Ameresco, Noresco, and Schneider Electric, who will also guarantee the resulting energy savings. The total not-to-exceed budget for the Undertaking Request is \$1,090,000, which includes program management services from design through final ECM project(s) acceptance and close out. Funding for the program management services will be derived from energy efficiency incentives and rebates, annual salvage from operating budgets and other appropriate sources identified by OBM and 2FM of the City of Chicago. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8029**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that the undertaking request from the Chicago Infrastructure Trust for the Public Building Commission to provide Program Management Services for the Retrofit One Project involving the installation of energy conservation measures on various City of Chicago buildings for an estimated Undertaking Budget in an amount not to exceed \$1,090,000.00 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:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan S. Traubert  
and David Vitale - 9

**Commissioners voting in the negative:**

None

The next item to be considered by the Board of Commissioners was a request from the Chicago Park District to undertake the purchase of playground equipment for various Chicago Parks, namely: Brown Memorial (644 East 86<sup>th</sup> Street); Cornell Square (1809 W. 50<sup>th</sup> Street); Davis Square (4430 S. Marshfield Avenue); Grandparents' (5445 N. Chester Avenue); Hiawatha (8029 W. Forest Preserve Avenue); McKeon (600 W. 36<sup>th</sup> Street); and Park 574 (2540 W. Jackson Avenue). The total amount allocated by the Chicago Park District for this undertaking is \$449,030.92 and will be funded by the Chicago Park District. On motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8030**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that the Undertaking Request by the Chicago Park District for the purchase of playground equipment to be installed at various Chicago Parks, namely: Brown Memorial (644 East 86<sup>th</sup> Street); Cornell Square (1809 W. 50<sup>th</sup> Street); Davis Square (4430 S. Marshfield Avenue); Grandparents' (5445 N. Chester Avenue); Hiawatha (8029 W. Forest Preserve Avenue); McKeon (600 W. 36<sup>th</sup> Street); and Park 574 (2540 W. Jackson Avenue) for a total amount of \$449,030.92 with funds to be provided by the Chicago Park District is hereby approved.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to execute such documents, upon approval by Legal Counsel as to form and legality, and to take such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan S. Traubert  
and David Vitale – 9

**Commissioners voting in the negative:**

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing undertaking requests from the Office of Emergency Management and Communications and the Cook County Department of Homeland Security and Emergency Management under Section 2 ( c ) (8) of the Open Meetings Act and the proposed acquisition of land pursuant to Section 2 ( c ) (5) of the Open meetings Act . Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8031**

**BE IT RESOLVED** that an Executive Session of the Board of Commissioners is hereby convened for the purpose of consideration of approval of undertaking requests from the Office of Emergency Management and Communications and the Cook County Department of Homeland Security and Emergency Management under the Section 2(c)(8) of the Open Meetings Act.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan S. Traubert  
and David Vitale – 9

**Commissioners voting in the negative:**

None

During the Executive Session the Commissioners were advised regarding Undertaking Request No. 53 from the Office of Emergency Management and Communications for the OVS Security Camera/Network Maintenance involving design and installation of the replacement of analog security cameras and necessary network infrastructure for an estimated project budget of \$269,991.00. The Public Building Commission will provide management of the planning, design, installation, start up, testing, training and close out phases of the project.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8032**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 53 from the Office of Emergency Management of the City of Chicago for the OVS Security Camera/Network Maintenance program involving the replacement of analog security cameras and necessary infrastructure for an estimated project budget of \$269,991.00.

**BE IT FURTHER RESOLVED** that the Executive Director and the appropriate officials of the Public Building Commission of Chicago are authorized and directed to execute, upon approval by Legal Counsel as to form and legality, such documents and to undertake such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan S. Traubert  
and David Vitale – 9

**Commissioners voting in the negative:**

None

Also during the Executive Session the Commissioners discussed OEMC Camera Infrastructure Project Undertaking Request No. 54 from the Office of Emergency Management and Communications for Security Camera Life Cycle Replacements. The scope of work will include evaluation of existing end of life camera equipment, network capacity and data backhaul requirements as well as the procurement and installation of replacement security cameras and infrastructure for an estimated project budget of \$5,678,000.00.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8033**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 54 from the Office of Emergency Management of the City of Chicago involving Security Camera Life Cycle Replacements for an estimated project budget of \$5,678,000.00.

**BE IT FURTHER RESOLVED** that the Executive Director and the appropriate officials of the Public Building Commission of Chicago are authorized and directed to execute, upon approval by Legal Counsel as to form



and legality, such documents and to undertake such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan S. Traubert  
and David Vitale – 9

**Commissioners voting in the negative:**

None

Also during the Executive Session the Commissioners discussed OEMC Camera Infrastructure Project Undertaking Request No. 61 from the Office of Emergency Management and Communications involving CFD Bandwidth Enhancements including connecting various CFD locations to the OEMC camera network for an estimated project budget of \$916,000.00.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8034**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 61 from the Office of Emergency Management of the City of Chicago for CFD Bandwidth Enhancements for an estimated project budget of \$916,000.00.

**BE IT FURTHER RESOLVED** that the Executive Director and the appropriate officials of the Public Building Commission of Chicago are authorized and directed to execute, upon approval by Legal Counsel as to form and legality, such documents and to undertake such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,

Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana Spyropoulos, Bryan S. Traubert  
 and David Vitale – 9

**Commissioners voting in the negative:**

None

Next during the Executive Session the Commissioners discussed Undertaking Request No. 8 from the Cook County Department of Homeland Security and Emergency Management involving the evaluation of the Emergency Operations Center (Aloha Lane) for optimal network connectivity, analysis of network capacity and data backhaul requirements, coordination of video display wall and workstations, and procurement and installation of video display wall, associated network equipment and workstation furnishings for an estimated project budget of \$240,000.00.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8035**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 8 from the Cook County Department of Homeland Security and Emergency Management with respect to its Emergency Operations Center (Aloha Lane) for an estimated project budget of \$240,000.00.

**BE IT FURTHER RESOLVED** that the Executive Director and the appropriate officials of the Public Building Commission of Chicago are authorized and directed to execute, upon approval by Legal Counsel as to form and legality, such documents and to undertake such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
 Jose G. Maldonado, Toni Preckwinkle,  
 Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana Spyropoulos, Bryan S. Traubert  
 and David Vitale – 9

**Commissioners voting in the negative:**

None

Next during the Executive Session the Commissioners discussed Undertaking Request No. 9 from the Cook County Department of Homeland Security and Emergency Management involving the Emergency Response Center (West/North/South). The scope of work will include planning and design services to evaluate three existing Emergency Response Center locations, analysis of network capacity and data backhaul requirements, and the procurement and installation of security cameras and associated equipment at each location for an estimated project budget of \$375,000.00.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8036**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 9 from the Cook County Department of Homeland Security and Emergency Management with respect to the Emergency Response Center (West/North/South) for an estimated project budget of \$375,000.00.

**BE IT FURTHER RESOLVED** that the Executive Director and the appropriate officials of the Public Building Commission of Chicago are authorized and directed to execute, upon approval by Legal Counsel as to form and legality, such documents and to undertake such actions as may be necessary and appropriate in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan S. Traubert  
and David Vitale – 9

**Commissioners voting in the negative:**

None

Finally during the Executive Session the Commissioners discussed the proposed acquisition of property located at 2101-2115 S. Archer Avenue for the Chinatown Branch Library Project. Legal Counsel advised the Commissioners that the property is a vacant parcel of land used as a parking lot by the adjacent Chinatown Market, Inc. The subject property is owned in trust by Stephen Quan, who is represented by Stephen Burke. The property consists of 18,449 square feet and is zoned M1-3, Limited Manufacturing/Business Park District. Proceedings were filed on behalf of the Public Building Commission to acquire the property by eminent domain after the Owner rejected the initial offer.

The property was appraised for the Public Building Commission by Neil Renzi, MAI, of Renzi & Associates and Kathleen M. Dart, MAI, of KMD Valuation Group, LLC in the amounts of \$3,100,000 (\$170 per square foot) and \$3,500,000 (\$190 per square foot), respectively. The Owner obtained an appraisal from Susan Enright, MAI, of Appraisal Associates in the amount of \$5,000,000 (\$270 per square foot). Following extensive negotiations between the parties on various monetary and non-monetary issues including naming rights requested by Ownership to the community room in the new Chinatown Branch Library, Legal Counsel recommended approval of a final just compensation award of \$4,650,000 and naming rights to the community room in the new Chinatown Branch Library.

At the conclusion of the Executive Session the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8037**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the acquisition of the property located at 2101-2115 S. Archer Avenue (PIN's 17-21-420-076 and 17-21-420-077) for the sum of \$4,650,000, plus non-monetary compensation in the form of Community

Room Naming Rights in the New Chinatown Brach Library as the Chuck Fern & So-Har Quan Community Room.

**BE IT FURTHER RESOLVED** that Legal Counsel and the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action, and to execute such documents upon approval as to form and legality by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Byron T. Brazier, Martin Cabrera, Jr.,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan S. Traubert  
and David Vitale – 9

**Commissioners voting in the negative:**

None

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

---

Secretary

APPROVED:

---

Chairman

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***BOARD MEETING – March 11, 2014***

***CHANGE ORDERS***

“EXHIBIT A”

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
March 11, 2014

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONTRACT AWARD VALUE	AMOUNT OF PREVIOUSLY APPROVED BOARD CHANGE ORDERS	CURRENT CONTRACT VALUE <small>(Including Previously Approved Board Change Orders)</small>	MARCH PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGE ORDERS % <small>(of Original Contract)</small>
<b>Close-Out</b>								
Jones College Prep High School 700 S. State Street Project Manager: Ryan Forristall	C1527	Walsh Construction Company II	\$90,980,000.00	(\$500,000.00)	\$90,480,000.00	\$524,971.68	\$91,004,971.68	0.03%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Jones College Preparatory High School

606 N. State Street

March 11, 2014

Walsh Construction Company II

929 W. Adams

Chicago, IL 60607

CO NUM	BULL NUM	CONTRACT NUMBER 1527 ORIGINAL CONTRACT AWARD VALUE APPROVED CHANGE ORDERS	\$90,980,000.00 (\$500,000.00)
<b>CURRENT CONTRACT VALUE</b>			<b>\$90,480,000.00</b>
002	1527-113	Electrical revisions required to connect the low voltage systems of the new and existing Jones facilities, including furnish and install conduits linking the MDF rooms and security offices as well as furnish and install access doors as required. Client Directed Change.	\$234,736.00
002	1527-117	Revisions required for conversion of room 442 into a pre-engineering lab, including electrical and furniture revisions. Client Directed Change.	\$108,392.00
002	1527-145	Aiphone and Intercom System Revisions required for system interface between the new and existing Jones facilities. Client Directed Change.	\$121,706.17
002	1527-146	Gate, fencing, and electrical system revisions required for the link between the new and existing Jones facilities. Client Directed Change.	\$35,070.51
002	1527-149	Furnish and install fire alarm panel interconnection between new and existing Jones facilities. Client Directed Change.	\$25,067.00
TOTAL CHANGE			\$524,971.68
<b>ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES</b>			<b>\$91,004,971.68</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1527

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



**NOTICE OF AWARD  
MARCH 2014**

TASK ORDERS AWARDED AGAINST TERM CONTRACTS					
Project Name	Service	Type	M/WBE	Firm	\$ Total
Lindblom HS Math and Science Parking Lot	Environmental Consultant ABC	D	MBE	Environmental Design Intl., Inc.	\$ 20,042.20
Southwest Area ES	Environmental Consultant ABC	RMW	MBE	GSG Consultants, Inc.	\$ 47,580.00
Lindblom HS Math and Science Parking Lot	Environmental Consultant Reno. & Demo.	R	MBE	Environmental Design Intl., Inc.	\$ 14,653.20
Whitney Young Branch Library	Environmental Consultant Reno. & Demo.	C		Terracon Consultants, Inc.	\$ 14,334.00
Hales ES Linked Annex	Construction Material Testing	A		SEECO Consultants, Inc.	\$ 11,780.00
Onahan ES Linked Annex	Construction Material Testing	A	MBE	Interra, Inc.	\$ 3,150.00

Specialty Consultant	Term 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	\$1,000,000.00
Surveying	\$200,000.00
Traffic Study	\$200,000.00
Commissioning	\$500,000.00

R - Rotation
RMW - M/WBE Deficiency
C- Cradle to Grave (Environ.
D - Directed Source
AT - Amendment to task order
A - Additional Services