

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON SEPTEMBER 13, 2016

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 September 13, 2016 at 2:30 P.M.

The following Commissioners were present:

Martin Cabrera, Jr.
Frank M. Clark
Thomas J. Kotel
Jose G. Maldonado, Jr.
Arnold L. Randall
Jesse H. Ruiz
Samuel Wm. Sax
Mariyana T. Spyropoulos - 8

Also present were:
Felicia S. Davis

J. Beatty	K. LaJeune	K. Purcell
G. Blakemore	T. Later	A. Quathammar
D. Bryant	M. Lopez	F. Rico
N. Cemellis	L. Lypson	K. Robinson
A. Del Muro	L. McGuire	V. Robinson
R. DeVaughn	M. McMurray	J. Rodriguez
M. Fernandez	A. Marti	E. Ryan
A. Fredd	M. Moore	I. Sampson
K. Galvin	L. Neal	E. Scanlan
L. Giderof	B. Newmark	B. Fisk-Smith
R. Giderof	B. Payne	K. Smith
R. Gonzalez Jr.	E. Penney	T. Foucher-Weekley
B. Gorski	K.. Pensack	A. Wiggins
Ge. Johnson	N. Perez	R. Williams
Gi. Johnson	J. Pietrzyk	M. Witry
A. Joseph	B. Pirok	J. Zito

In the absence of the Chairman, the meeting was called to order by Commissioner Samuel Sax 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. Kathryn Pensack and George Blakemore had each previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Kathryn Pensack provided comments regarding the cost of constructing public facilities by the Public Building Commission, and the need for the Board of Commissioners to monitor the budgets and costs of construction projects. George Blakemore provided comments regarding Argo Tea and a contract by the Chicago Park District with a vendor to purchase beverages and an incident regarding a field house operated by the Chicago Park District.

Next, Acting Chairman Sax presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on August 9, 2016. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the August 9, 2016 meeting were unanimously approved.

The Board of Commissioners was advised of the appointment by Chairman Emanuel of Commissioner David Todd Whittle to serve as a member of the Administrative Operations (AO) Committee of the Public Building Commission of Chicago. The members of the AO Committee shall serve as such for two (2) years and until their respective successors have been appointed.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on September 12, 2016 summarized as follows: The AO Committee accepted the following recommendations and reports from the Chief Operating Officer:

- A specialty consultant task order issued to GSG Consultants, Inc. for environmental engineering services at the Daley College Advanced Manufacturing Center Project in the sum of \$190,970.00.

- A specialty consultant task order issued to Environmental Design International for environmental renovation and demolition services at the Daley College Advanced Manufacturing Center Project in the sum of \$20,551.70.
- A specialty consultant task order issued to Verde2 Environmental Solutions for environmental renovation and demolition services for the Thomas Hughes Children's Library Project in the sum of \$12,246.00.
- A specialty consultant task order issued to Kenig, Lindgren, O'Hara, Aboona, Inc. for traffic study services at the Southeast Area Elementary School Project in the sum of \$7,000.00.
- A specialty consultant task order issued to ATC Group Services for environmental renovation and demolition services at the Wildwood World Magnet School Annex Project in the sum of \$8,251.20.
- A report regarding the pre-qualification of 16 firms for the Thomas Hughes Children's Library Renovation Project at the Harold Washington Library.
- A summary of the foregoing Specialty Consultant Task Orders is attached hereto as

Exhibit A.

The AO Committee also heard and accepted the following recommendations from the Managing Architect:

- A recommendation to approve an amendment to the infrastructure engineering services agreement with HBK Engineering, LLC. The proposed amendment will exercise a one-year renewal option and increase the maximum compensation of the agreement by \$250,000.
- A recommendation to approve amendments for mechanical consulting services with Architectural Consulting Engineering and Element Energy Consulting, LLC. The amendments exercise a one-year renewal option for both firms extending the term of their agreements for a time extension only through December 2017.
- A recommendation to approve amendments for program-wide project development services for the following MBE and WBE firms:
 - Ardmore Consulting
 - Cotter Consulting
 - Comprehensive Construction Consulting
 - Rodriguez & Associates

The firms provide staff as the PBC program expands and contracts. The amendments extend the term of the agreements through December 2017 and increase the maximum compensation of the agreements by \$1.5M each.

The AO Committee also accepted the following recommendations and reports by the Director of Construction:

- A recommendation to approve a change order for the Canty Elementary School Annex. The change orders include revisions to the masonry wall at the roof transition between the existing school and the new annex as well as modifications to the structural steel at the cafeteria wall. The change orders are in the total sum of \$84,486.59.
- Finally, the AO Committee was advised that 14 field orders were approved and issued involving four projects.

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

RESOLUTION NO. 8320

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 various professional services agreements for the projects and services as indicated on the document entitled, “Proposed Amendment Report to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “B”**.

Commissioners voting in the affirmative:

Martin Cabrera, Jr., Frank S. Clark,
Thomas J. Kotel, Jose G. Maldonado, Jr.,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax and Mariyana Spyropoulos – 8

Commissioners voting in the negative:

None

RESOLUTION NO. 8321

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 various construction contracts for the projects and services 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 "C"**.

Commissioners voting in the affirmative:

Martin Cabrera, Jr., Frank S. Clark,
Thomas J. Kotel, Jose G. Maldonado, Jr.,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax and Mariyana Spyropoulos – 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. The Executive Director advised the Commissioners regarding dedication events and employment data generated with respect to the construction by the Public Building Commission of the following with respect to the completion of five projects for the Board of Education for 2016 School Openings: Southeast Area Elementary School, located at 3960 East 105th Street, dedication event held on September 2, 2016 (573 persons employed on this project, with a budget of \$38,551,047, earned \$5.8M in wages and benefits and 19 community hires earned \$442,338.33 in wages and benefits; Richard Edwards IB-Fine & Performing Arts Dual Language School Annex at 4815 South Karlov Avenue, Ribbon Cutting Ceremony held on September 6, 2016 (311 persons employed on this project, which has a budget of \$22,176,704, earned \$3.1 in wages and benefits and 25 community hires earned \$154,217.97 in wages and benefits); Walter Payton College Preparatory High School Annex, located at 1034 North Wells Street, Ribbon Cutting Ceremony held on

September 5, 2016(463 persons employed on this project, which has a budget of \$20,000,000, earned \$3M in wages and benefits, and 12 community hires earned \$89,368.88 in wages and benefits); Arthur E. Canty Elementary School Annex, located at 3740 North Panama Avenue, Ribbon Cutting Ceremony held on August 28 (573 persons employed on this project, which has a budget of \$38,551,047, earned \$5.8M in wages and benefits, and 19 community hires earned \$442,388.33 in wages and benefits); and Minnie Mars Jamieson Elementary School Annex, located at 5650 North Mozart Street, Ribbon Cutting Ceremony held on September 8, 2016 (260 persons employed on this project, which has a budget of \$16,859,608, earned \$2.7M in wages and benefits, and 7 community hires earned \$191,371.71 in wages and benefits). The Executive Director also provided a graphic depiction of the scope of each project including square footage, student capacity, number of classrooms, kitchen and dining facilities, library, gymnasium and site development. Demographics were also summarized detailing percentage of M/WBE participation of the projects. Following the presentation, Executive Director Davis was commended by the Commissioners for an outstanding report which provided impressive data regarding the impact of Commission projects on economic revitalization throughout the City which resulted from the hiring of community residents and utilization of minority and female business enterprises. During the discussion that ensued Executive Director Davis provided insights into some of the challenges and obstacles that had to be overcome in terms of community outreach. Thereupon the Executive Director's Report was accepted.

Next, the Board of Commissioners was presented with consideration of approval of the pre-qualification of general contractors for the Thomas Hughes Children's Library Renovation Project at the Harold Washington Library Center located at 400 South State Street. The Executive Director advised the Commissioners that the PBC had issued public advertisements to General Contractors including Class B and Class C General Contractors to pre-qualify for the

construction of the Project. Responses were evaluated in accordance with existing PBC procedures and published evaluation criteria including technical competence and past performance, key personnel, financial capacity, history of MBE/WBE and Employment Opportunity compliance and safety record. Following the evaluation process, it was recommended that the PBC pre-qualify 16 firms as to bid on the project. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8322

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners that the following firms are pre-qualified to provide general contracting services to the Public Building Commission for the Thomas Hughes Children's Library Renovation Project at the Harold Washington Library Center located at 400 South State Street:

Blinderman Construction Company, Inc.
 Broadway Electric, Inc. (Previous Prequalified – Class B)
 Burling Builders, Inc.
 Cosgrove Construction, Inc. (Previous Prequalified – Class C)
 F.H. Paschen, S.N. Nielsen & Associates, LLC
 Frederick Quinn Corporation (Previous Prequalified – Class B)
 Friedler Construction Company
 K.R. Miller Contractors, Inc.

McDonagh Demolition, Inc. (Previous Prequalified – Class C)
 Old Veteran Construction, Inc. – EBE (minority)
 Path Construction, Company, Inc.
 Poulos, Inc. (Previous Prequalified – Class B)
 Powers and Sons Construction Company, Inc.
 R.T. Milord Company
 Robe, Inc. (Previous Prequalified – Class C)
 Tyler Lane Construction, Inc.

Commissioners voting in the affirmative:

Martin Cabrera, Jr., Frank S. Clark,
 Thomas J. Kotel, Jose G. Maldonado, Jr.,
 Arnold L. Randall, Jesse H. Ruiz,
 Samuel Wm. Sax and Mariyana Spyropoulos – 8

Commissioners voting in the negative:

None

Next, the Board of Commissioners convened an Executive Session for the purpose of discussing undertaking requests from the Office of Emergency Management and Communications (OEMC) and the office of Budget and Management for the OEMC Camera Infrastructure Program under Section 2 (c) (8) of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8323

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened for consideration of approval of undertaking requests by the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under Section 2 (c) (8) of the Open Meetings Act.

Commissioners voting in the affirmative:

Martin Cabrera, Jr., Frank S. Clark,
Thomas J. Kotel, Jose G. Maldonado, Jr.,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax and Mariyana Spyropoulos – 8

Commissioners voting in the negative:

None

Following the Executive Session, the meeting was reconvened and the following resolution was adopted upon motion duly made and seconded:

RESOLUTION NO. 8324

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the following Undertaking Requests from the Office of Emergency Management and Communications (OEMC) and the Office of Budget and Management for the OEMC Camera Infrastructure Program:

<u>No.</u>	<u>Description</u>	<u>Amount</u>
105	Western Avenue Traffic Signal Priority (TSP)	\$3,022,408.00
115	Gunshot Detection System Expansion 2016	\$938,500.00

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

Commissioners voting in the affirmative:

Martin Cabrera, Jr., Frank S. Clark,
Thomas J. Kotel, Jose G. Maldonado, Jr.,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax and Mariyana Spyropoulos – 8

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

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 | pbccchicago.com

September 2016						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Daley College Advanced Manufacturing Center	Environmental Engineering	LP	MBE	GSG Consultants, Inc.	\$ 190,970.00	\$ 190,970.00
Daley College Advanced Manufacturing Center	Environmental Reno/Demo	LP	M/WBE	Environmental Design International	\$ 20,551.70	\$ 20,551.70
Harold Washington Library/Thomas Hughes Children's Library	Environmental Reno/Demo	R	M/WBE	Verde2 Environmental Solutions	\$ 12,246.00	\$ 12,246.00
Southeast ES Undertaking	Traffic Study	A		Kenig, Lindgren, O'Hara, Aboona, Inc.	\$ 7,000.00	\$ 30,000.00
Wildwood ES Annex and Renovation	Environmental Reno/Demo	C		ATC Group Services	\$ 8,251.20	\$ 170,282.35

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

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
September 12, 2016

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Fee	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
1	Program Wide	HBK Engineering, LLC	PS2035 AM-002	Infrastructure Engineering Services	<p>This amendment exercises a one-year renewal option to extend the term of the Agreement through September 2017 and increases the maximum compensation of the Agreement by \$250,000.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$500,000.00	\$250,000.00	\$750,000.00
2	Program Wide	Architectural Consulting Engineering	PS2038 AM-001	Mechanical Consulting Services	<p>This amendment exercises a one-year renewal option to extend the term of the Agreement through December 2017.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$500,000.00	\$0.00	\$500,000.00
3	Program Wide	Element Energy Consulting, LLC	PS2047 AM-001	Mechanical Consulting Services	<p>This amendment exercises a one-year renewal option to extend the term of the Agreement through December 2017.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$250,000.00	\$0.00	\$250,000.00
4	Program Wide	Ardmore Consulting (MBE/WBE)	PS1994A AM-003	Project Development Services	<p>This amendment extends the term of the Agreement through December 2017 and increases the maximum compensation of the Agreement by \$1,500,000.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$4,000,000.00	\$1,500,000.00	\$5,500,000.00

EXHIBIT B

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
September 12, 2016

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Fee	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
5	Program Wide	Cotter Consulting (WBE)	PS1994B AM-003	Project Development Services	This amendment extends the term of the Agreement through December 2017 and increases the maximum compensation of the Agreement by \$1,500,000. The scope of services in this amendment are an extension of the services included in the original agreement.	\$4,000,000.00	\$1,500,000.00	\$5,500,000.00
6	Program Wide	Comprehensive Construction Consulting (MBE)	PS1994C AM-003	Project Development Services	This amendment extends the term of the Agreement through December 2017 and increases the maximum compensation of the Agreement by \$1,500,000. The scope of services in this amendment are an extension of the services included in the original agreement.	\$4,000,000.00	\$1,500,000.00	\$5,500,000.00
7	Program Wide	Rodriguez & Associates (MBE)	PS1994D AM-003	Project Development Services	This amendment extends the term of the Agreement through December 2017 and increases the maximum compensation of the Agreement by \$1,500,000. The scope of services in this amendment are an extension of the services included in the original agreement.	\$4,000,000.00	\$1,500,000.00	\$5,500,000.00

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING – SEPTEMBER 13, 2016

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
September 13, 2016

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)
Construction								
Canty Elementary School Annex 3740 N. Panama Avenue Project Manager: Ryan Forristall	C1568	Friedler Construction	\$13,262,800.00	\$171,105.25	\$13,433,905.25	\$84,486.59	\$13,518,391.84	0.64%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Canty Elementary School Annex

3740 N. Panama Avenue

September 13, 2016

Friedler Construction

2525 N. Elston Avenue, D-240

Chicago, IL 60647

CHNG	BULL	CONTRACT NUMBER 1568	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$13,262,800.00
NUM		APPROVED CHANGE ORDERS	\$171,105.25
ADJUSTED CONTRACT PRICE TO DATE			\$13,433,905.25

003	1568-013	Furnish and install additional CMU masonry piers below the new steel beam pockets at Corridor 220-annex link. Differing Site Condition	\$21,527.03
003	1568-020	Furnish and install tube steel and 16 gauge studs at Cafeteria Wall, steel angle at existing beam at Vestibule, soffit above kitchen vent hood, bent plate at roof where connection to existing building and omit housekeeping pad at roof. Error or Omission.	\$62,959.46

TOTAL CHANGE ADDITION \$84,486.59

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$13,518,391.84

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1568 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