

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE RESCHEDULED MEETING OF THE
BOARD OF COMMISSIONERS HELD ON APRIL 18, 2017

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 April 18, 2017 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Frank M. Clark
Thomas J. Kotel
Jose G. Maldonado, Jr.
Arnold Randall
Jesse H. Ruiz
David Todd Whittley - 7

Also present were:
Carina E. Sánchez

G. Blakemore	L. Lypson	K. Purcell
J. Borkman	L. McGuire	F. Rico
R. DeVaughn	J. Mark	E. Rivera
J. Escarpita	T. Marti	K. Robinson
A. Fredd	S. Mendrich	J. Rodriguez
K. Galvan	P. Montenegro	B. Scanlan
L. Giderof	L. Neal	E. Fisk-Smith
R. Giderof	E. O'Keefe	K. Smith
L. Granato	B. Payne	T. Foucher-Weekley
A. Joseph	N. Perez	A. Wiggins
G. Klinzman	M. Peterson	J. Williams
T. Later	J. Pietrzyk	M. Witry

The meeting was called to order by the 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. George Blakemore 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 provided comments regarding the South Loop Elementary School, the role of Tax Increment Financing (TIF) to pay the costs of constructing new schools in the City of Chicago and the need to overcome the effects of corruption in government. Mayor Emanuel noted that City of Chicago is working with local elected officials in developing a neighborhood school for the South Loop and the use of renewable energy for public building projects.

Next, Chairman Emanuel presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on March 14, 2017. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the March 14, 2017 meeting were unanimously approved.

Next, the Board of Commissioners was advised regarding the appointment by the Chairman of Reverend David Todd Whittley as Chairman of the Public Building Commission Audit Committee for a term of two years and until his successor is appointed.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on April 6, 2017 summarized as follows:

The AO Committee heard and accepted the following recommendation and reports from the Chief of Staff:

- A specialty consultant task order issued to V3 Companies of Illinois, Inc. for traffic study services at the Daley College Advanced Manufacturing Center Project in the sum of \$13,580.00.
- A specialty consultant task order issued to Verde2 Environmental Solutions, Inc., an MBE/WBE firm, for environmental renovation and demolition services for the Thomas Hughes Children's Library Project in the sum of \$3,824.00.

- A specialty consultant task order issued to AECOM Technical Services for material testing services for the Southeast Area Elementary School Project in the sum of \$24,160.00.
- A specialty consultant task order issued to Terracon Consultants for environmental renovation and demolition services for the Whitney Young Branch Library Expansion Project in the sum of \$58,151.25.
- A specialty consultant task order issued to Terracon Consultants for environmental engineering services at the Whitney Young Branch Library Expansion Project in the sum of \$228,863.38.

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

- A recommendation to appoint Wallin Gomez Architects, Ltd. As Architect of Record for the CPS 2018 Modular Program.

The AO Committee heard and accepted the following recommendations from the Director of Construction:

- A recommendation to approve an amendment to the assigned Architect of Record agreement with Gensler Architecture in the sum of \$50,375.00. This amendment is for additional services to enhance the bidding documents and provide construction administration services through May 31, 2017 for the Thomas Hughes Children’s Library Project.
- A recommendation to approve a change order for the Canty Elementary School Annex project in the total sum of \$51,987.94. This change order is to adhere to revised commissioning and additional plumbing specifications as well as painting and carpentry work.

Finally, the AO Committee was advised that one field order was approved and issued.

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. 8363

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue an amendment to the professional services agreement for the project 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:

Rahm Emanuel, Frank M. Clark,
 Thomas J. Kotel, Jose Maldonado, Jr.,
 Arnold Randall, Jesse H. Ruiz and
 David Todd Whittley – 7

Commissioners voting in the negative:

None

RESOLUTION NO. 8364

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 to the construction contract for the project 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:

Rahm Emanuel, Frank M. Clark,
 Thomas J. Kotel, Jose Maldonado, Jr.,
 Arnold Randall, Jesse H. Ruiz and
 David Todd Whittley – 7

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 that the Walter Payton College Preparatory High School Annex was selected as a Finalist for the Chicago Building Congress (CBC) 2017 Merit Awards in the New Construction Under \$55M category. She provided the Commissioners with highlights of the building features and the work that the Commission had done with the Chicago Public Schools, Koo LLC (architect of record), Paschen Millhouse Joint Venture (general contractor) and the community to bring the project to fruition. She also noted some of the unique challenges that had to be overcome in terms of the adjacent building, design within parameters of the existing building and proximity to noise from CTA facilities. A presentation was made to the CBC Chicago Building

Council jury by the Public Building Commission's team, and the winning projects will be announced during the CBC Merit Award Dinner on May 23, 2017.

Then, congratulations were extended to Tim Later, Chief of Staff to the Chicago Park District Board of Commissioners. Chairman Emanuel commended Mr. Later for his service to various agencies and branches of local government for over 30 years. Commissioner Ruiz also extended congratulations to Mr. Later as an outstanding public servant who has made invaluable contributions to the Chicago Park District.

At the conclusion of the discussion the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval of the appointment of Carina E. Sanchez as Plan Administrator for the Public Building Commission Retirement Plan. The Board of Commissioners has historically delegated to the Plan Administrator for the Public Building Commission 414(h) Money Purchase Plan and the Public Building Commission Section 457(b) Deferred Compensation Plan the authority to adopt amendments and restatements that are administrative or technical. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8365

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners that Carina E. Sanchez is hereby appointed Plan Administrator for the Public Building Commission 414(h) Money Purchase Plan and the Public Building Commission Section 457(b) Deferred Compensation Plan.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
 Thomas J. Kotel, Jose Maldonado, Jr.,
 Arnold Randall, Jesse H. Ruiz and
 David Todd Whittley – 7

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of Wallin Gomez Architects, Ltd. to provide Architect of Record (AOR) services for the CPS 2018 Modular Program. Wallin Gomez was selected on the basis of its breadth and depth of experience in the area of designing modular units for the local area and has the experience, personnel and capacity to ensure quality design and contract administration services for the project that will be undertaken by the Public Building Commission on behalf of the Chicago Public Schools. The first assignment will be for the Columbia Explorers Academy Modular Project. Additional project assignments, the final negotiated fees and subconsultant teams will be reported to the Board of Commissioners by the Executive Director at a later date. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8366

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the appointment of Wallin Gomez Architects Ltd. to provide Architect of Record services for the CPS 2018 Modular Program to be undertaken by the Public Building Commission on behalf of the Chicago Public Schools District.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Frank M. Clark,
 Thomas J. Kotel, Jose Maldonado, Jr.,

Arnold Randall, Jesse H. Ruiz and
David Todd Whittley – 7

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. 8367

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:

Rahm Emanuel, Frank M. Clark,
Thomas J. Kotel, Jose Maldonado, Jr.,
Arnold Randall, Jesse H. Ruiz and
David Todd Whittley – 7

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. 8368

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>
110	OVS District Camera Upgrade and Integration	\$1,983,741.00
118	2017 Aldermanic Camera Request #9	\$ 294,533.00
123	Hadiya Pendleton Park	\$60,000.00
127	OVS District PODs	2,665,994.00

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:

Rahm Emanuel, Frank M. Clark,
Thomas J. Kotel, Jose Maldonado, Jr.,
Arnold Randall, Jesse H. Ruiz and
David Todd Whittley – 7

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 | pbochicago.com

TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
April 2017						
Project Name	Service	Type	MBE/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Daley College Advanced Manufacturing Center	Traffic Study	LP		V3 Companies of Illinois, Inc.	\$ 13,580.00	\$ 13,580.00
Harold Washington Library Center	Environmental Reno/Demo	C		Verde2 Environmental Solutions	\$ 3,824.00	\$ 16,070.00
Thomas Hughes Children's Library	Material Testing	A		AECOM Technical Services	\$ 24,160.00	\$ 809,750.75
Southeast Area ES - Vertical Building	Environmental Reno/Demo	C		Terracon Consultants	\$ 58,151.25	\$ 58,151.25
Whitney Young Library Expansion	Environmental Engineering	C		Terracon Consultants	\$ 228,863.38	\$ 228,863.38

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
April 6, 2017**

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	Hughes Children's Library at Harold Washington Library Center	Gensler Architecture, Design and Planning, P.C.	PS2088	Architect of Record Services	<p>This amendment is for additional design services to enhance the bidding documents to facilitate public bidding as well as for the consultant to provide construction administration services through May 2017. These additional services were required as a result of the Assignment Agreement for Architect of Record Services on this project.</p> <p>The scope of services in this amendment were not included in the original agreement.</p>	\$224,869.64	\$50,375.00	\$275,244.64

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING – April 18, 2017

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
April 18, 2017

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)
Closeout								
Canty Elementary School Annex 3740 N. Panama Ave. Project Manager: Ryan Forristall	C1568	Friedler Construction	\$13,262,800.00	\$561,136.66	\$13,823,936.66	\$51,987.94	\$13,875,924.60	0.39%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Canty Elementary School Annex

3740 N. Panama Avenue

April 18, 2017

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	\$561,136.66
ADJUSTED CONTRACT PRICE TO DATE			\$13,823,936.66

007	1568-002	Adhere to revised commissioning specifications and added plumbing specifications. Error or Omission.	\$2,240.00
007	1568-029	Paint exterior exposed CMU, furnish and install additional ceiling materials to revise the ceiling heights at Level 2 classrooms, modifications to sound panels at roof and omit screen graphics at cafeteria glass. Error or Omission.	\$49,747.94

TOTAL CHANGE ADDITION \$51,987.94

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$13,875,924.60

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