

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON DECEMBER 12, 2017

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 December 12, 2017 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel
Olga Camargo
Frank M. Clark
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Jesse H. Ruiz
Samuel Wm. Sax
David Todd Whittley-10

Also present was:

Carina E. Sánchez

J. Beatty	G. Klinzman	F. Rico
G. Blakemore	K. LeJeune	J. Rodriguez
J. Borkman	L. Lypson	E. Fisk-Smith
V. Colla	A. Marti	E. Smith
A. Fredd	P. Montenegro	K. Smith
C. Freiheit	L. Neal	T. Viste
L. Giderof	K. Newman	T.A. Foucher-Weekley
R. Giderof	E. O'Keefe	A. Wiggins
G. Grabowski	B. Payne	MP. Witry
Ge. Johnson	N. Perez	J. Zielinski
A. Joseph	A. Quathamier	

The meeting was called to order by Chairman 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 and 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 need to provide more jobs and contracts for African Americans on public construction projects and the employment of various minority groups on public construction projects. Kenneth Newman provided comments regarding the need for enhanced track and field facilities at the Morgan Park High School and Michelle Clark School, as well as observations that he had made regarding track and field facilities at several Chicago Public Schools.

Next, Chairman Emanuel presented to the Board of Commissioners for consideration of approval the minutes of the meetings held on November 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 November 14, 2017 were unanimously approved.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on November 30, 2017 which is summarized as follows:

The Executive Director provided a report on bid openings for two school projects.

The Chief of Staff reported on the following task order awards for Specialty Consultant and Architect of Record services:

- A task order award for Material Testing services to GSG Material Testing, Inc., a Minority Business Enterprise firm, in the sum of \$256,850 for the Dore Elementary School Project.
- A task order award for Architect of Record services to Wallin/Gomez Architects, Ltd., a Minority Business Enterprise firm, in the sum of \$52,000 for the Columbia Explorers Academy Modular Project.
- A task order award for Architect of Record services to STL Architects, a Minority Business Enterprise firm, in the sum of \$462,612 for the Read Dunning School Project.

The Chief of Staff reported on the following amendments:

- An amendment for Mechanical Consulting Services to Element Energy Consulting, LLC for time only. This is a one-year extension of the existing contract through December 31, 2018.
- Amendments for Design Architect services for the following firms:
 1. FGM Architects
 2. Legat Architects
 3. SMNG-A Architects

These amendments extend the term of the agreements through December 31, 2019 and increases the maximum compensation of each agreement by \$2,000,000.00.

- An amendment for OEMC System Integration and Installation services to Motorola, Inc. This amendment exercises a 6-month extension for services through June 30, 2018. Services are awarded on a task order basis per approved project undertaking.
- An amendment for Server Migration and Maintenance services to Synapse Networks. This is an extension to the term of the agreement through December 31, 2019 and increases the maximum compensation by not-to exceed \$150,000.

The Chief Development Officer provided a recommendation to approve close-out change orders as follows:

- A credit in the sum of (\$127,306.94) for unused contingency at the Wildwood Elementary School Project.
- A credit in the sum of (\$176,571.31) for unused site work and camera equipment allowance at the Richardson Middle School Project.
- A change order in the total sum of \$58,155.33 to furnish and install signage at the Thomas Hughes Children's Library Renovation Project. The change also includes revisions to the lighting, guardrails, ductwork and painting.

The Chief Development Officer reported on two field orders issued.

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

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

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. 8424

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 Professional Services Agreements to various contracts 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, Olga Camargo,
Frank M. Clark, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley – 10

Commissioners voting in the negative:

None

RESOLUTION NO. 8425

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 as indicated on the document entitled “Public Building Commission of Chicago Board Meeting – December 12, 2017 Change Orders” and attached to the minutes of this meeting as **Exhibit “C”**.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley – 10

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. She advised the Commissioners that a Merit Award had been issued by the Association of Licensed Architects for the Richardson Middle School Project. She also noted that the Public Building Commission's web site, which was instituted 17 years ago, has been updated. At the conclusion of her remarks, and following discussion, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval of Undertaking Requests from the Board of Education ("Board") for the following projects:

Esmond Elementary School Annex Project ("Esmond") located at 1865 West Montvale Avenue, and

Ernest Prussing Elementary School Annex Project ("Prussing") located at 4650 North Menard Avenue.

The Executive Director advised the Commissioners that following finalization of scope, design and schedule, and the receipt of bids, the Board of Education had confirmed its intent to approve the revised Project Budgets at its January 24, 2018 board meeting as follows: Esmond project, \$16,819,039, and Prussing Project, \$22,207,455. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8426

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the revised Undertaking Request from the Board of Education to approve a Project Budget for the Esmond Project located at 1865 West Montvale Avenue in the amount of \$16,819,039 is hereby approved.

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the revised Undertaking Request from the Board of Education for the Prussing Project located at 4650 North Menard Avenue in the amount of \$22,207,455 is hereby approved.

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 effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley – 10

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to award Contract No. C1588 to F.H. Paschen, S.N. Nielsen & Associates for construction of the Esmond Elementary School Annex and Renovation Project located at 1865 West Montvale Avenue. Eight (8) responsive bids were received from duly pre-qualified Class A 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. 8427

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. 1588, Esmond Elementary School Annex Project located at 1865 West Montvale Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA</u>
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$12,265,000.00	\$11,621,087.50
Madison Construction Company	\$12,397,237.00	\$11,716,628.69
The George Sollitt Construction Company	\$12,760,000.00	\$12,060,752.00
Path Construction Company, Inc.	\$12,819,551.00	\$12,281,129.86
Burling Builders, Inc.	\$12,880,000.00	\$12,287,520.00
K.R. Miller Contractors, Inc.	\$12,977,000.00	\$12,431,966.00
Friedler Construction Co.	\$13,298,000.00	\$12,739,484.00
Old Veteran Construction, Inc.	\$14,112,484.00	\$13,684,875.93

WHEREAS, the bid of F.H. Paschen, S.N. Nielsen & Associates, LLC 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, F.H. Paschen, S.N. Nielsen & Associates, LLC has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Continental Casualty Company, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. C1588 be awarded to F.H. Paschen, S.N. Nielsen & Associates, LLC and Continental Casualty Company, 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 F.H. Paschen, S.N. Nielsen & Associates, LLC, Contract No. C1588, Esmond Elementary School Annex and Renovation Project at 1865 West Montvale Avenue, pursuant to the terms thereof for the total contract price of \$12,265,000.00 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 contract documents comprising Contract No. C1588, subject to the completion and delivery to the Commission of said form of bond by F.H. Paschen, S.N. Nielsen & Associates, LLC and Continental Casualty Company, as surety, in the principal amount of \$12,265,000.00 and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley – 10

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to award Contract No. C1587 to The George Sollitt Construction Company for construction of the Ernst Prussing Elementary School Annex and Renovations Project located at 4650 North Menard Avenue. Six (6) responsive bids were received from duly pre-qualified Class A 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. 8428

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. 1587, Ernst Prussing Elementary School Annex and Renovation Project located at 4650 North Menard Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA</u>
The George Sollitt Construction Company	\$17,438,463.00	\$16,470,628.30
Path Construction Company, Inc.	\$17,680,538.00	\$16,990,997.02
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$18,091,000.00	\$17,141,223.00
Tyler Lane Construction, Inc.	\$18,383,353.00	\$17,432,935.00
Madison Construction Company	\$18,799,125.00	\$17,767,053.04
Burling Builders, Inc.	\$20,050,000.00	\$19,127,700.00

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 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, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1587 be awarded to The George Sollitt Construction and Travelers Casualty and Surety Company of America, 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, Contract No. 1587, Ernst Prussing Elementary School Annex and Renovation Project located at

4650 North Menard Avenue, pursuant to the terms thereof for the total contract price of \$17,438,463.00 (inclusive of Alternate #1), 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 contract documents comprising Contract No. 1587, subject to the completion and delivery to the Commission of said form of bond by The George Sollitt Construction and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$17,438,463.00 (inclusive of Alternate #1, Lead Based Paint Mitigation) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley – 10

Commissioners voting in the negative:

None

There being no further business to come before the Board during the Regular 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

November 2017						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Dore Elementary School	Material Testing	R	MBE	GSG Material Testing, Inc.	\$ 256,850.00	\$ 256,850.00

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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Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount	Total Term Commitment To-Date
Columbia Explorers Academy	Wallin/Gomez Architects, Ltd	MBE	Architect of Record Services	\$52,000.00	\$229,000.00
Read Dunning School	STL Architects, Inc.	MBE	Architect of Record Services	\$462,612.00	\$4,780,639.08

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
November 30, 2017

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Authority	Amount of the Proposed Amendment	Revised Agreement / Authority Including Proposed Amendments
1	Program Wide	Element Energy Consulting, LLC	PS2047 AM002	Mechanical Consulting Services	This amendment is a one-year extension of the existing contract through December 31st, 2018. The Maximum Compensation of the Agreement is unchanged. The scope of services in the amendment are an extension of the services included in the contract.	\$250,000	\$0	\$250,000
2	Program Wide	FGM Architects	PS2048A AM001	Design Architect Services	This amendment extends the term of the Agreement through December 31st, 2019 and increases the maximum compensation of the Agreement by \$2,000,000. Task Orders to be issued on a Project-specific basis. The scope of services in this amendment are an extension of the services included in the original agreement.	\$3,000,000	\$2,000,000	\$5,000,000
3	Program Wide	Legat Architects	PS2048B AM001	Design Architect Services	This amendment extends the term of the Agreement through December 31st, 2019 and increases the maximum compensation of the Agreement by \$2,000,000. Task Orders to be issued on a Project-specific basis. The scope of services in this amendment are an extension of the services included in the original agreement.	\$3,000,000	\$2,000,000	\$5,000,000
4	Program Wide	SMNG-A	PS2048C AM001	Design Architect Services	This amendment extends the term of the Agreement through December 31st, 2019 and increases the maximum compensation of the Agreement by \$2,000,000. Task Orders to be issued on a Project-specific basis. The scope of services in this amendment are an extension of the services included in the original agreement.	\$3,000,000	\$2,000,000	\$5,000,000
5	Program Wide	Motorola, Inc.	PS1836 AM003	OEMC System Integration and Installation Services	This amendment exercises a 6-month extension for OEMC System Integration and Installation services through June 30, 2018. Services are awarded on a task order basis per approved project Undertaking. The scope of services in this amendment are an extension of the services included in the contract.	Per Undertaking	N/A	N/A

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
November 30, 2017

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Authority	Amount of the Proposed Amendment	Revised Agreement / Authority Including Proposed Amendments
6	Program Wide	Synapse Networks	PS1996 AM003	Server Migration and Maintenance Services	<p>This amendment extends to the term of the Agreement through December 31st, 2019 and increases the maximum compensation of the Agreement by not-to-exceed \$150,000.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$450,000	\$150,000	\$600,000

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING – DECEMBER 12, 2017

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
December 12, 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								
Wildwood Elementary School Annex & Renovation 6950 N. Hiawatha Project Manager: Jennifer Valentin	C1560	Paschen Milhouse Joint Venture	\$10,618,000.00	(\$100,000.00)	\$10,518,000.00	(\$127,306.94)	\$10,390,693.06	-1.20%
Southwest Area School (Richardson Middle School) 6018 S. Karlov Avenue Project Manager: Michael Powell	C1565	K.R. Miller Contractors, Inc.	\$35,987,000.00	\$0.00	\$35,987,000.00	(\$176,571.30)	\$35,810,428.70	-0.49%
Hughes Children's Library Renovation at Harold Washington Library Center 400 S. State Street Project Manager: Ryan Forristall	C1575	Path Construction Services	\$1,671,000.00	\$79,220.54	\$1,750,220.54	\$58,155.33	\$1,808,375.87	3.48%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Wildwood Elementary School Annex & Renovation

6950 N. Hiawatha

December 12, 2017

Paschen Milhouse Joint Venture

5515 N. East River Road

Chicago, IL 60656

CHNG	BULL	CONTRACT NUMBER 1560	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$10,618,000.00
NUM		APPROVED CHANGE ORDERS	(\$100,000.00)
ADJUSTED CONTRACT PRICE TO DATE			\$10,518,000.00
002	1560-042	Deduct unused Commission Contingency. Other.	(\$127,306.94)

TOTAL CHANGE ADDITION (\$127,306.94)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$10,390,693.06

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1560 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

Southwest Area School
(Richardson Middle School)
6018 South Karlov Avenue
December 12, 2017

K.R. Miller Contractors, Inc.
312 North May Street, Suite 110
Chicago, Illinois 60607

CHNG	BULL	CONTRACT NUMBER 1565	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$35,987,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$35,987,000.00
001	1565-049	Deduct unused Site Work Allowance. Other.	(\$113,109.00)
001	1565-050	Deduct unused Camera Equipment Allowance. Other.	(\$63,462.30)

TOTAL CHANGE ADDITION (\$176,571.30)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$35,810,428.70

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1565 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

Thomas Hughes Children's Library Renovation at Harold Washington Library Center

400 S. State Street

December 12, 2017

Path Construction Company

125 East Algonquin Road

Arlington Heights, IL 60005

CHNG	BULL	CONTRACT NUMBER 1575	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,671,000.00
NUM		APPROVED CHANGE ORDERS	\$79,220.54
ADJUSTED CONTRACT PRICE TO DATE			\$1,750,220.54

003	1575-016	Furnish and install temporary and permanent enhanced graphic package (signage). Client Directed.	\$25,183.38
003	1575-017	Electrical lighting revisions, ductwork return air plenum transfer revisions, guardrail revisions, disassemble existing office cubicles and painting revisions. Error or Omission.	\$32,791.95

TOTAL CHANGE ADDITION \$58,155.33

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$1,808,375.87

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1575 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