

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE RESCHEDULED MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JUNE 19, 2019 AT 11:00 A.M.**

The following Commissioners were present:

Lori E. Lightfoot, Chairman*
Olga Camargo
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Arnold Randall
Samuel Wm. Sax
Mariyana Spyropoulos
David Todd Whittley – 8

*Oath of Office as Commissioner administered as Item No. A4, and election as Chairman as Item No. A5.

Attendees present were:

Carina E. Sánchez

S. Munoz-Abramowicz	M. Keys	K. Purcell
C. Bader	P. King	K. Robinson
J. Beatty	K. LeJeune	J. Rodriguez
G. Blakemore	L. Lypson	E. Scanlan
J. Borkman	P. Montenegro	K. Smith
K. Dillard	L. Neal	F. Sobkowiak
D. Earle	K. Newman	L. Thomas
M. Fernandez	B. Newmark	K. Trejo
D. Flanagan	K. Nulph	T. Foucher-Weekley
A. Fredd	B. Payne	C. Whitley
R. Giderof	K. Pensack	A. Wiggins
Ge. Johnson	N. Perez	M. Witry
Gi. Johnson	A. Provine	

On motion of Commissioner Randall, Commissioner Sax was elected to Chair the meeting which oversaw the election of the Chairman. The meeting was called to order by the Chair, Commissioner 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. Kenneth Newman, George Blakemore and Kathryn Pensack had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Kenneth Newman provided comments regarding the need for new athletic facilities, including 400-meter track facilities and artificial turfs, at various schools and parks in the City of Chicago, including Curie High School, DuSable High School, Juarez High School and Curie High School. He also provided comments regarding the need for athletic facilities at various parks including Douglas Park, Garfield Park and Washington Park. George Blakemore congratulated Mayor Lightfoot for her historic election and implored her to use her best efforts to eliminate institutional racism. Kathryn Pensack provided comments regarding environmental sustainability in the building and construction industry. She also commented on the need for the use of solar panels on public building as a means of reducing carbon emissions and enhancing climate conditions.

Next, Commissioner Sax in his capacity as Chair presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on May 7, 2019. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the May 7, 2019 meeting were unanimously approved.

The next item on the agenda was the administration of the oath of office to Mayor Lori E. Lightfoot, appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2021. The Oath of Office was administered to Lori E. Lightfoot for a term ending September 30, 2021 by the Chair, Commissioner Sax. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8514

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Lori E. Lightfoot, appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2021.

Commissioners voting in the affirmative:

Olga Camargo, James F. Ellis, Jr.,
Jose G. Maldonado, Jr., Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley – 7

Commissioners voting in the negative:

None

The next item on the agenda was the nomination and election of the Chairman of the Board of Commissioners of the Public Building Commission of Chicago for a term ending September 30, 2019. Commissioner Randall nominated Lori E. Lightfoot as the Chairman of the Board of Commissioners for the term ending September 30, 2019. There being no further nominations and upon vote being taken, Lori E. Lightfoot was unanimously elected as the Chairman of the Board of Commissioners of the Public Building Commission for the term ending September 30, 2019. Commissioner Sax congratulated Chairman Lightfoot on her historic election as the first African-American female Mayor of the City of Chicago, and the first female Chairman of the Public Building Commission.

Executive Director Sánchez acknowledged the service of Commissioner Frank M. Clark to the Public Building Commission as the duly appointed representative of the Chicago Board of Education and expressed gratitude for his contributions. She then advised the Commissioners that Commissioner Clark was unable to attend the meeting and a Resolution commending

Commissioner Clark for his service to the Public Building Commission was approved. The Resolution states as follows:

RESOLUTION NO. 8515

WHEREAS, on September 8, 2015, Frank M. Clark was sworn in as a Commissioner of the Public Building Commission of Chicago (“Commission”), representing the Chicago Board of Education following his appointment as President of the Board of Education on July 23, 2015; and

WHEREAS, Mr. Clark received his Bachelor’s and Juris Doctor Degrees from DePaul University. Mr. Clark is the retired Chairman and Chief Executive Officer of ComEd, and his forty-six-year career with the company included developing a work environment that provided opportunities for women, minorities and individuals from non-traditional career paths; and

WHEREAS, Mr. Clark’s decades-long history of civic and community involvement includes service on the board of trustees of DePaul University and the Museum of Science and Industry, on the board of directors of the Big Shoulders Fund, as Chancellor of The Lincoln Academy of Illinois, member of the RAND Corporation JIE Advisory Board, and President of the Business Leadership Council. Mr. Clark is a member of the Chicago Bar Association, Commercial Club of Chicago, and the Executives’ Club of Chicago. Mr. Clark is a co-founder of the Rowe-Clark Math & Science Academy on Chicago’s west side and serves on the board of directors for Waste Management, Inc., where he chairs the compensation committee. Mr. Clark is past Chairman of the Executive Committee of The Chicago Community Trust and a Life Trustee and past Board Chair of the Adler Planetarium, among others; and

WHEREAS, Mr. Clark has received numerous public service and leadership awards, including the National Humanitarian Award from the National Conference for Community and Justice, the prestigious History Makers Award, and the Order of Lincoln Award, and was ranked among the 50 Most Powerful Black Executives in America by Fortune magazine. Mr. Clark received an honorary Doctor of Humane Letters from Governors State University and an honorary Doctor of Law from DePaul University; and

WHEREAS, Mr. Clark has provided invaluable leadership and support to the Board of Commissioners of the Public Building Commission and the citizens and students of the City of Chicago in his capacity as a Commissioner of the Board; and

WHEREAS, as the representative of the Board of Education to the Commission, Mr. Clark was instrumental in facilitating the development of numerous public schools and educational facilities throughout the City of

Chicago, including new school annexes at Canty, Jamieson, Edwards, Walter Payton, Byrne, Ebinger, Esmond, Mt. Greenwood, Prussing, Sheridan, Zapata and Skinner West, along with new school facilities at South Loop, Dore, Southeast Elementary School and the new Richardson Middle School, among others;

NOW, THEREFORE, BE IT RESOLVED that Frank M. Clark is hereby commended for his outstanding service and guidance as a member of the Board of Commissioners of the Public Building Commission; and

BE IT FURTHER RESOLVED that Carina E. Sánchez, Executive Director of the Public Building Commission of Chicago, is hereby authorized and directed to present to Frank M. Clark a suitable copy of this resolution commemorating the dedicated service that he has provided to the Public Building Commission of Chicago and the citizens of the City of Chicago.

Commissioners voting in the affirmative:

Lori E. Lightfoot, Olga Camargo,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Mariyana Spyropoulos and
David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on June 10, 2019 which is summarized as follows:

The Chief of Staff reported on five task order awards for specialty consultant services for Environmental Engineering, Environmental Reno/Demo and Geotechnical services, including a Minority Business Enterprise firm. A report was also provided on nine task order awards for school and park projects to previously appointed Architect of Record firms, including five Minority or Women Business Enterprise firms.

The Chief of Staff provided a recommendation to approve amendments to increase the compensation of program-wide agreements in the amount of \$1M each for Specialty

Consultant Construction Material Testing and Inspection services to six pre-qualified firms, including three Minority and Business Enterprise firms. Task orders will be issued on a project-specific basis as needed. She also reported on an amendment for Architect of Record design and engineering services required for construction closeout contract administration in the amount of \$23,647 for the Jamieson Elementary School Project.

The Chief Development Officer reported on field orders issued on various projects.

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. 8516

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to approve amendments to professional services agreements as 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:

Lori E. Lightfoot, Olga Camargo,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Mariyana Spyropoulos and David Todd Whittley – 8

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 presented a photographic display featuring updates on various projects including the Richard J. Daley Manufacturing Technology and

Engineering Center, which was awarded the 2019 Merit Award in the category of “New Construction between \$15M and \$55M by the Chicago Building Congress (CBC). She described the meticulous selection process where entries are judged by member volunteers based on design (distinctive, functional or innovative), quality of construction, impact of the project upon the community and safety record. She noted that the design build process was used for this project, with a design build team led by Old Veteran Construction, Inc., a Minority Business Enterprise firm and designer JGMA Architects, also an MBE firm in collaboration with Cannon Design.

Director Sánchez also advised the Commissioners that the Public Building Commission hosted a Subcontractor Networking Session for the new Engine Company 115 Fire Station in the West Pullman Community on June 5, 2019. She further reported that construction has commenced on the new fire station, which will be a 25,000 square foot project housing the Chicago Fire Department District Office, an OEMC radio communications tower and three ambulances. The single-story facility will include indoor training spaces, full-size living quarters and a workout facility along with open office spaces, a watchtower, a state-of-the art emergency communication hub and a four-bay apparatus room with a hose drying tower. The fire station is being constructed at 119th Street and Morgan Street, replacing the existing Engine Company 115 station at 11940 South Peoria Street. The Design-Build team is led by UJAMMA, an MBE firm, with Joint Venture Partner Trice, a Minority and Women Business Firm, and the design is being led by Brook Architecture, a Minority and Women Business Enterprise firm, with SMNG-A Architects. Community hiring events hosted by the Public Building Commission have been held at the project site. The Joint Venture team is working diligently to ensure that community residents participate in building the facility.

The Executive Director further advised that the Whitney M. Young, Jr. Branch Library Expansion and Renovation Project was awarded LEED Gold certification by the U. S. Green Building Council. The facility includes a 2,800 square foot expansion to the existing 11,000 square foot project and now features an early learning play space for children, YOUmedia digital labs for teens featuring a recording studio and a Maker Lab. Additional seating, meeting and study spaces, expanded computer access and ADA accessibility will be provided throughout the building. The design architect for the project was bKI Architecture with Johnson and Lee, a Minority Business Enterprise firm was the Architect of Record.

The Executive Director in her report noted that the quarterly external newsletter, entitled Constructive News You Can Use has been issued, featuring the minority-owned firm BOWA Construction and its partnership with Urban Prep High School. BOWA is currently the general contractor for the Gwendolyn Brooks College Preparatory Academy Athletic Amenities Project and a Joint Venture partner for the McDade Classical School and Dirksen Elementary School Annex Projects.

Finally, the Executive Director reminded the board members that the date of the upcoming meeting will be held on the 3rd Tuesday of the month, July 16, 2019.

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

Next, the Board of Commissioners was presented with consideration of approval of a request from the Department of Fleet and Facilities Management for the Public Building Commission to transfer title of property located at 6100-6158 South Winchester, acquired for the Lindblom Math and Science Academy parking lot, to the City of Chicago. The Commissioners were advised that the Public Building Commission completed the acquisition and construction of the project at the request of the City of Chicago on behalf of the Chicago Board of Education.

The City of Chicago has requested that the Commission convey the property to the City of Chicago as Trustee for the Board of Education. After the conveyance, the Board of Education and the City of Chicago will assume oversight of any tax or title issues that may arise in the future with respect to the property. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8517

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the request from the Department of Fleet and Facility Management of the City of Chicago for the Public Building Commission to title to the following-described property to the City of Chicago as trustee for the Chicago Board of Education is hereby approved:

Name of Facility:	Lindblom Math and Science Academy Parking Lot
Property Address:	6100-6158 South Winchester
Permanent Index Numbers:	20-18-416-023 through -029 and 20-18-416-031 through -046
Grantee:	City of Chicago in trust for the Use of Schools
Purchase Price:	None
Legal Description:	LOT 179, LOT 176, THE SOUTH 20 FEET OF LOT 163, AND LOT 162 (EXCEPT THE SOUTH 15 FEET THEREOF) IN E.A. CUMMINGS AND COMPANY'S 63 RD STREET SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, quit claim deeds and such additional documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Lori E. Lightfoot, Olga Camargo,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Mariyana Spyropoulos and David Todd Whittley – 8

Commissioners voting in the negative:

None

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

APPROVED:

Secretary

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 | pbcchicago.com

June 2019						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount
Brook College Prep Academy Turf Repairs	Environmental Engineering	C		Carlson Environmental, Inc.	05385-PS2060C-002	\$ 88,409.75
Palmer EC Annex and Renovation	Environmental Engineering	C		AECOM Technical Services, Inc.	05275-PS2060A-002	\$ 163,020.33
Kenwood Academy HS Renovation	Environmental Reno/Demo	C	MBE	Environmental Design International, Inc.	05325-PS2061E-002	\$ 93,674.10
Rickover HS Education Program Renovations	Environmental Reno/Demo	C		Verde 2 Environmental Solutions	05415-PS2061H-002	\$ 90,864.00
Decatur ES Annex	Geotechnical	A		ECS Midwest, LLC	05215-PS2062B-002	\$ 50,141.00

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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June 2019				
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount
Brooks College Prep Academy Turf Repairs	Brook Architect	MBE/WBE	Architect of Record Services for Building Construction and Site Development SOW	\$234,771.00
Corliss HS Renovation	Harding Mode JV	MBE	Architect of Record Services for Surveyor	\$18,100.00
Harrison Park Rehabilitation	Bailey Edward Design, Inc.	WBE	Architect of Record Services for flat roof parapet and masonry restoration	\$17,750.00
Harrison Park Rehabilitation	Bailey Edward Design, Inc.	WBE	Architect of Record Services for additional roofing days	\$17,921.50
Lovett ES Renovation	AltusWorks, Inc.	WBE	Architect of Record Services for Structural Engineering Peer Review	\$10,000.00
McDade Classical ES Annex and Renovation	Moody Nolan		Architect of Record Services for Building Construction and Site Development SOW	\$831,560.00
Poe Classical ES Annex and Renovation	Moody Nolan		Architect of Record Services for Building Construction and Site Development SOW	\$917,060.00
Prosser Career Academy Renovations (CTE)	Tilton Kelly + Bell, LLC	WBE	Architect of Record Services for Structural Engineering Peer Review	\$5,000.00
Read Dunning School	STL Architects, Inc.	MBE	Architect of Record Services for additional infrastructure for security cameras	\$2,924.00

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 June 19, 2019

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Not-to-Exceed Value per Agreement	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
1	Program Wide	Multiple	PS2065A-B, D-G AM002	Specialty Consultants: Construction Material Testing and Inspection Services	<p>This amendment increases the compensation for the program-wide agreements by \$1,000,000 each. Task Orders to be issued on a Project-specific basis.</p> <p>1. Design Consulting Engineers (PS2065A) <i>MBE</i> 2. ECS Midwest, LLC (PS2065B) 3. GSG Material Testing (PS2065D) <i>MBE</i> 4. Interra, Inc. (PS2065E) <i>MBE</i> 5. Seeco Consultants, Inc. (PS2065F) 6. Terracon Consultants, Inc. (PS2065G)</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$1,500,000.00	\$1,000,000.00	\$2,500,000.00
2	Jamieson Elementary School Annex	Architrave	PS2040 AM006	Architect of Record	<p>This amendment is for additional design and engineering services required for construction closeout contract administration.</p> <p>The services included in this Amendment were not included in the Original Scope of Services.</p>	\$1,264,803.00	\$23,647.00	\$1,288,450.00