

**PUBLIC BUILDING COMMISSION OF CHICAGO  
MINUTES OF THE RESCHEDULED MEETING OF THE  
BOARD OF COMMISSIONERS HELD ON JULY 16, 2019 AT 2:30 P.M.**

**The following Commissioners were present:**

Olga Camargo  
James F. Ellis, Jr.  
Avis LaVelle  
Jose G. Maldonado, Jr.  
Toni Preckwinkle  
Arnold Randall  
Samuel Wm. Sax  
Lucino Sotelo \*  
Mariyana Spyropoulos  
David Todd Whittley – 10

\*Oath of Office as Commissioner administered as Item No. A4 of the agenda.

**Attendees present were:**

Carina E. Sánchez

C. Bader	A. Joseph	N. Perez
J. Beatty	L. Lypson	A. Provine
J. Borkman	A. Marti	K. Purcell
P. Cotter	L. McGuire	F. Rico
P. Doyle	T. Mendrek	K. Robinson
A. Fredd	P. Montenegro	E. Scanlan
B. Fuller	L. Neal	K. Smith
L. Giderof	K. Newman	F. Sobkowiak
S. Hendrich	B. Payne	T. Foucher-Weekley
G. Johnson	K. Pensack	M. Witry

In the absence of Chairman Lightfoot, Commissioner Sax presided as Chair. The meeting was called to order 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 Kenneth Newman had 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 use of estimators to reduce the costs of public construction projects and the need to reduce carbon dioxide emissions and enhance climate conditions through the construction of public buildings and improvements. 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 Kennedy High School, Juarez High School and Curie High School. He also recommended improvements to athletic facilities at various parks including Douglas Park, Garfield Park and Washington Park.

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 June 19, 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 June 19, 2019 meeting were unanimously approved.

The next item on the agenda was the administration of the oath of office to Lucino Sotelo, appointee of the Board of Education of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2023. The Oath of Office was administered to Lucino Sotelo for a term ending September 30, 2023 by Commissioner Sax. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8518**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Lucino Sotelo, appointee of the Board of Education of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2023.

**Commissioners voting in the affirmative:**

Olga Camargo, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Mariyana Spyropoulos  
and David Todd Whittley – 9

**Commissioners voting in the negative:**

None

Next on the agenda was the nomination and election of Cara Bader as the Assistant Secretary of the Board of Commissioners of the Public Building Commission of Chicago for a term ending September 30, 2019. Commissioner Sax nominated Cara Bader as the Assistant Secretary of the Board of Commissioners for a term ending September 30, 2019. There being no further nominations and upon vote being taken, Cara Bader was unanimously elected as the Assistant Secretary of the Public Building Commission for a term ending September 30, 2019.

The Executive Director then acknowledged the death of former Commissioner, Presiding Elder Albert D. Tyson III, on June 21, 2019. Executive Director Sánchez expressed gratitude for his dedicated service and contributions during his tenure as a Commissioner of the Public Building Commission. Commissioners Sax and Whittley also acknowledged the esteemed service of former Commissioner Tyson, and the following resolution was unanimously approved:

**RESOLUTION NO. 8519**

**WHEREAS**, the members of the Board of Commissioners of the Public Building Commission of Chicago were saddened to learn of the death of their beloved and esteemed former Commissioner, Presiding Elder Albert D. Tyson III on June 21, 2019; and

**WHEREAS**, on October 28, 2015, he was appointed by the Mayor, with the advice and consent of the City Council, as a statutorily-mandated representative of the City of Chicago to the Board of Commissioners of the Public Building Commission of Chicago; and

**WHEREAS**, on November 10, 2015, he was sworn in as a Commissioner of the Public Building Commission and was appointed as a member of the Administrative Operations Committee where he provided leadership to the Commission Staff in his role on the Committee and served with distinction until June 2016; and

**WHEREAS**, Reverend Tyson served as the Presiding Elder of the North District of the Chicago Annual Conference in the 4<sup>th</sup> Episcopal District and on the Chicago Plan Commission. He was elected in 2018 as the President of the Connectional Presiding Elders' Council of the AME Church. He also represented the AME Church in a variety of capacities, including the Pan-Methodist Commission and the World Methodist Council; and

**WHEREAS**, Reverend Tyson has served the parishioners of Saint Stephen African Methodist Episcopal Church in Chicago. He served as Assistant Minister at the Pisgah AME Church in New Jersey, as Assistant Minister at the Ebenezer AME Church and as Pastor of the Saint James AME Church, both in Evanston; and

**WHEREAS**, Reverend Tyson's civic and community engagement had deep roots in Chicago. He served as a member of the Board of Trustees of the City Colleges of Chicago; the Community Advisory Council of the Urban Health Program of the University of Illinois at Chicago; the Chicago Branch Treasurer for the Congress of National Black Churches; the Chairman of the Seventh Congressional District Clergy; Chicago Branch Chairman of the Minister's Division of the Rainbow/PUSH Coalition; and a member of the Operation PUSH Board of Directors. He served on the boards of the Community Task Force at Malcolm X College, the Westside Health Authority, Henry Horner Boys and Girls Club, Bobby E. Wright Comprehensive Community Mental Health Center, the Women's Treatment Center, Chicago Theological Seminary, Interfaith Organizing Project, and the Near Westside Community Development Corporation, and as a member of the NAACP and the Alpha Phi Alpha Fraternity, Inc.; and

**WHEREAS**, Reverend Tyson made invaluable contributions to the Commission in the implementation of its statutory mission of constructing public improvements, buildings and facilities on behalf of various public agencies including the City of Chicago, the Chicago Board of Education, City Colleges of Chicago and the Chicago Park District, among others; and

**WHEREAS**, Reverend Tyson will be fondly remembered for his dedication as a community and religious leader, devotion to his family and his church, loyalty, commitment to helping others, warmth and integrity;

**NOW, THEREFORE, BE IT RESOLVED**, that the Chairman and members of the Board of Commissioners of the Public Building Commission publicly note, with great sorrow and regret, the death of Presiding Elder Albert D. Tyson III, and extend our sincere condolences to his wife, Robin, his children, Albert IV and Annjeanette and his two grandchildren, and further express our gratitude for his devoted service to the Commission; and

**BE IT FURTHER RESOLVED**, that Executive Director Carina E. Sánchez of the Public Building Commission is hereby authorized and directed to present this Resolution to his family.

**Commissioners voting in the affirmative:**

Olga Camargo, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo,  
Mariyana Spyropoulos and David Todd Whittley – 10

**Commissioners voting in the negative:**

None

Next, a report was presented regarding the meeting of the Audit Committee held on June 27, 2019. Commissioner Sax expressed gratitude to Commissioner Whittley as Chair of the Audit Committee and commended Executive Director Sánchez and Comptroller Tanya Foucher-Weekley and her staff regarding the timely preparation and submission of the Commission's Annual Financial Report. Commissioner Whittley provided the report of the Audit Committee meeting held on June 27, 2019, which is summarized as follows:

The PBC's Director of Finance reported the anticipated submission of the PBC's Comprehensive Annual Financial Report in conjunction with the Commission's Basic Financial Statements for the Years Ended December 31, 2018, and 2017. The PBC's assets exceeded liabilities by \$73.7 million on December 31, 2018. Of this amount, \$51.4 million was included in net investment in capital assets and \$22.3 million was restricted for use by the Daley Center and for Commission Operations.

The PBC's total net position increased by \$396,079 for the year ended December 31, 2018, due to increases in project revenues that directly impact the Commission's administrative fee.

Representatives from Deloitte provided the required auditor communications related to the PBC's Audited Financial Statements for the year ended December 31, 2018. Of note, there were no audit adjustments, recorded or unrecorded. Deloitte further reported that there were no material weaknesses or significant deficiencies in the internal controls over financial reporting. The Audit Committee report was accepted.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on July 11, 2019 which is summarized as follows:

The Chief of Staff reported on three task order awards for Specialty Consultant services for Geotechnical and Traffic Study Services for school projects. A report was also provided on nine task order awards for school and city projects to previously appointed Architect of Record firms. All the AOR task orders were issued to Minority or Women Business Enterprise firms.

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."

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 of the Public Building Commission's Comprehensive Annual Financial Report for the years ended

December 31, 2018 and 2017 and the Public Building Commission 2019 Mid-Year Update. Executive Director Sánchez submitted to the Commissioners the Comprehensive Annual Financial Report (CAFR) regarding the financial positions and operations for the Public Building Commission for the fiscal year ended 2018 and 2017. She advised the Commissioners that the CAFR had been prepared by the Commission's independent auditor, Deloitte, in conjunction with the Commission's finance staff and was being considered by the Government Finance Officers' Association for its Certificate of Achievement for Excellence in Financial Reporting award. She commended Deloitte and the Public Building Commission's finance team for their work on the CAFR.

Executive Director Sánchez then presented to the Commissioners PBC's 2019 Mid-Year Report featuring updates on various projects undertaken by the Public Building Commission on behalf of various agencies. She noted that the Public Building Commission will successfully deliver two Design-Build projects during 2019, namely: the award-winning Manufacturing, Technology & Engineering Center (MTEC) at the Richard J. Daley College and the South Side High School (also known as Englewood STEM High School). It was noted that the MTEC project was awarded the 2019 Merit Award in the category of "New Construction between \$15M and \$55M by the Chicago Building Congress (CBC). PBC was also able to substantially complete earlier this year a new school building at South Loop Elementary School and an annex at Skinner West Elementary.

She further advised that 26 projects were in the Planning, Design or Construction phase for various agencies including: Engine Company 115 Fire Station (Chicago Fire Department); Williams Park Fieldhouse (Chicago Park District); Legler Branch Library Renovation and Merlo Branch Library Renovation and Modernization (Chicago Public Library). Chicago Public

Schools projects in various phases include Belmont Cragin Replacement ES, Brooks College Prep Athletic Amenities, Corliss HS Reno, Decatur Classical Annex & Reno, Dirksen ES Annex & Reno, Dore ES Pre-K Expansion, Hancock Replacement HS, Kenwood Academy HS Reno, Lake View HS Reno, Locke ES Reno, Lovett ES Reno, McCutcheon ES Annex & Reno, McDade Classical Annex & Reno, Palmer ES Annex & Reno, Poe Classical Annex & Reno, Prosser Career Academy Reno, Read Dunning School, Rickover HS Education Program, Rogers ES Annex & Reno, South Side High School, Washington High School Renovations, Waters ES Annex & Reno. Further, PBC's current projects include the Energy Conservation Program for the Metropolitan Water Reclamation District at multiple locations. She noted that capacity-building for small, minority and women business enterprises, opportunities for local businesses and the creation of employment opportunities for Chicago residents through various outreach sessions was utilized throughout all of PBC's various projects.

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

Next, the Commissioners were presented with consideration of approval of a Revised Undertaking Request from the City of Chicago for the Merlo Branch Library Renovation and Modernization project located at 644 West Belmont Avenue in the amount of \$5,500,000. Following approval of an initial Undertaking Request by PBC in July 2018, PBC in collaboration with the Chicago Public Library (CPL) and the Department of Fleet and Facility Management (2FM) further developed the program, scope, schedule and project requirements. Additional funding was identified to support the continued development of the project and a revised undertaking budget of \$5,500,000. Upon motion duly made and seconded, the following resolution was adopted:



**RESOLUTION NO. 8520**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the Revised Undertaking Request from the CPL and 2FM of the City of Chicago for the Merlo Branch Library Renovation and Modernization project located at 644 West Belmont Avenue in the amount of \$5,500,000.

**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:**

Olga Camargo, James F. Ellis, Jr.,  
Avis LaVelle, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo,  
Mariyana Spyropoulos and David Todd Whittley – 10

**Commissioners voting in the negative:**

None

The next item on the agenda was the consideration of approval of an Undertaking Request from the City of Chicago for various recreational spaces. This item was deferred.

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

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Secretary

APPROVED:

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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

July 2019						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount
Waters ES Annex and Renovation	Geotechnical			ECS Midwest, LLC	05305-PS2062B-002	\$ 32,261.63
Dirksen ES Annex and Renovation	Traffic Study			DLZ Illinois, Inc.	05225-PS2064B-001	\$ 19,002.00
Palmer ES Annex and Renovation	Traffic Study			Knight E/Z, Inc.	05275-PS2064D-001	\$ 19,900.00

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/EOR FIRMS

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July 2019				
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount
Decatur Classical ES Annex and Renovation	Muller & Muller, Ltd.	WBE	Architect of Record Services for Additional Services	\$ 57,160.00
Kenwood Academy HS Renovation	Milhouse Engineering and Construction, Inc.	MBE	Architect of Record Services for Upgrade to the Mechanical System	\$ 994,750.00
Locke ES Renovation	RADA Architects, Ltd	WBE	Architect of Record Services for Design Phase Investigation and Structural Peer Review	\$ 16,525.00
Locke ES Renovation	RADA Architects, Ltd	WBE	Architect of Record Services for Additional Design Services to account for Discovered Condition	\$ 47,780.00
Locke ES Renovation	RADA Architects, Ltd	WBE	Architect of Record Services for bidding phase work.	\$ 37,734.00
Merlo Branch Library	Ross Barney Architects, PC	WBE	Architect of Record for Additional Services	\$ 45,000.00
Read Dunning Salt Dome	STL Architects, Inc.	MBE	Architect of Record Services for Additional Services	\$ 6,683.00
Read Dunning Salt Dome	STL Architects, Inc.	MBE	Architect of Record Services for Additional Services	\$ 6,847.50
Washington HS Renovation	Wallin/Gomez Architects, Ltd.	MBE	Architect of Record Services for additional roof work, exterior/interior work and site work	\$ 726,000.00