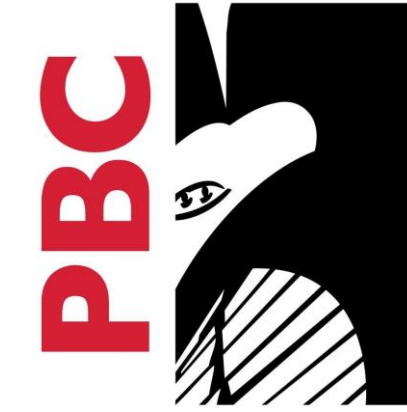


Public Building Commission of Chicago



Meeting Minutes

May 18, 2021

2:30 PM

Rescheduled Meeting of the
Board of Commissioners of the
Public Building Commission of Chicago
Over a Virtual Platform

Board of Commissioners

Lori E. Lightfoot, Chairman

Olga Camargo

James F. Ellis, Jr.

Avis LaVelle

Jose G. Maldonado, Jr.

Toni Preckwinkle

Arnold Randall

Samuel Wm. Sax

Lucino Sotelo

Mariyana T. Spyropoulos

David Todd Whittley

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE RESCHEDULED MEETING OF THE
BOARD OF COMMISSIONERS HELD ON May 18, 2021 AT 2:30 P.M.**

The following Commissioners were present:

Chairman Lori E. Lightfoot
Commissioner Olga Camargo
James F. Ellis, Jr.
Avis LaVelle
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Mariyana T. Spyropoulos
David Todd Whittley - 10

Attendees present were:

Carina E. Sánchez

A. Fredd	R. Manning	T. Foucher-Weekley
R. Giderof	B. Payne	MP. Witry
L. Lypson	L. Neal	

The meeting was called to order by Chairman Lightfoot, and the presence of a quorum was established.

Following the roll call, the Commissioners were advised that there were no speakers who had registered for the public participation period pursuant to Section 2.06(g) of the Open Meetings Act.

Next, Chairman Lightfoot presented to the Board for consideration of approval the minutes of the Rescheduled Board Meeting held on March 16, 2021. 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 16, 2021 meeting were unanimously approved.

Commissioner Maldonado then presented a report by the Administrative Operations (AO) Committee regarding its virtual meeting held on May 12, 2021 which is summarized as follows:

The Executive Director reported on the bid opening for the Belmont Cragin Elementary School Project and will provide details during her presentation.

The Chief of Staff reported on four task orders awards, that include three Minority or Women Business Enterprise firms, for Specialty Consultant and Architect of Record Services, to previously appointed firms. She also reported on Construction Manager and Design Build Guaranteed Maximum Price (GMP) Reports on various projects.

The Chief of Staff reported on the PBC's proposed adoption of IDOT's prequalified lists for Engineering, Architectural and Professional Services Consultants and Prime Construction Contractors. Additionally, there were recommendations for Architect of Record appointments for the Engine Company 1 Renovation Project and the Pershing Road Building Upgrade (Central/West/East) Projects.

Finally, the Chief of Staff reported on a recommendation to approve amendments for Architect of Record Services to STL Architects, an MBE firm, for work at the Edwards Elementary School Annex Project in amount of \$71,356 and to Wight and Company in the amount of \$404,560 for design services at the 9th District Police Station Renovation Project. The amendment report is included under tab A4e.

The Chief Development Officer reported on Field Orders issued and provided a recommendation to ratify Change Orders that were processed since the last board meeting. Additionally, the approval of Change Orders for projects under tab A4f., as follows:

- Change Orders for Liquidated Damages assessed in the credit amount of (\$50,512.80) at the Lake View High School Renovation Project, in the credit amount of (\$92,665.10) at the Sheridan Elementary School Annex Project, and in the credit amount of (\$123,359.17) at the Ebinger Elementary School Annex Project. Change Orders for Unused Commission Contingency in the credit amount of (\$103,204.63) and for Liquidated Damages assessed in the credit amount of (\$491,136.36) at the Taft Freshman Academy Project.
- A Change Order for work in the amount of \$74,047.20 at the Legler Regional Library Project.
- Change Orders for Chicago Park District Group A Projects for Facility Renovations at Columbus Park for Unused Commission Contingency in the credit amount of (\$35,780.32), at Austin Town Hall for work and credits for Unused Site Work Allowance and Commission Contingency in the total amount of

\$32,114.15 and for Liquidated Damages assessed in the credit amount of (\$33,427.66) at multiple Group A 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 Resolutions were adopted by the Board of Commissioners:

RESOLUTION NO. 8573

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the amendments to various professional services agreements 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:

Chairman Lori E. Lightfoot, 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 – 10

Commissioners voting in the negative:

None

RESOLUTION NO. 8574

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the change orders to Projects 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:

Chairman Lori E. Lightfoot, 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 – 10

Commissioners voting in the negative:

None

Next, the Executive Director provided a report to the Commissioners regarding the adoption of the Illinois Department of Transportation's (IDOT) pool of prequalified Engineering, Architectural and Professional Services Consultants for various projects undertaken by the Public Building Commission for the City of Chicago. She advised the Commissioners that IDOT's prequalification list is determined based upon professional experience and qualifications and includes firms that have demonstrated an ability to provide professional personnel, a past record of successful performance, a willingness to meet time requirements and other qualification-based criteria deemed appropriate by IDOT based upon its adherence to state statutory requirements. IDOT routinely completes projects relying on the prequalified firms and has demonstrated due diligence in reviewing the qualifications of the prequalified firms. IDOT updates the pool of prequalified firms from time to time based upon current qualification-based criteria as determined by IDOT. The list includes a total of 307 firms of which 107 are Minority or Women Business Enterprise firms. Moreover, adopting IDOT's prequalified pool of professional services providers promotes intergovernmental efficiency and cooperation. Upon motion duly made, and seconded, the following resolution was adopted:

RESOLUTION NO. 8575

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the adoption of IDOT's pre-qualified pool of Engineering, Architectural and Professional Services Consultants in multiple transportation categories for projects to be undertaken by the Public Building Commission of Chicago, as indicated on the list attached to the minutes of this meeting as **Exhibit "D"** entitled, "Illinois Department of Transportation Pre-

Qualified Pool of Engineering, Architectural, and Professional Services” as such Pool may be updated by IDOT from time to time.

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, 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 – 10

Commissioners voting in the negative:

None

The Executive Director then provided the Commissioners with a report regarding the adoption of the Illinois Department of Transportation’s (IDOT’s) pool of prequalified Prime Construction Contractors for various projects to be undertaken by the Public Building Commission on behalf of the City of Chicago. She advised the Commissioners that IDOT’s evaluation process is based upon several factors including, but not limited to, ability to perform the work, experience, equipment and capacity to perform the work and utilizes due diligence to appropriately assess the capabilities of firms providing construction work on IDOT projects. IDOT routinely updates the pool of prequalified firms from time to time based upon current qualification-based criteria as determined by IDOT. Moreover, adopting IDOT’s prequalified pool of prime construction contractors promotes intergovernmental efficiency and cooperation. Upon motion duly made, and seconded, the following resolution was adopted:

RESOLUTION NO. 8576

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the adoption of IDOT’s pre-qualified pool of Prime (Construction) Contractors for projects to be undertaken by the Public Building Commission of Chicago, as indicated on the list attached to the minutes of this meeting as **Exhibit “E”** entitled, “Illinois Department of Transportation Pre-Qualified Pool of Prime (Construction) Contractors” as such pool may be updated by IDOT from time to time.

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, 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 – 10

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 provided the Commissioners with the Q2, 2021 Quarterly External Newsletter entitled, *Constructive News You Can Use*. This issue focused on the delivery of the newly renovated Legler Regional Library, the recently-completed Engine 115 and the positive effects of such projects on their respective communities. In this issue, community hires were highlighted who, in their own words, explained what it meant to work on public facilities that have a positive impact in their own neighborhood. The development process for both projects included incorporating minority and women journey workers, apprentices and laborers into the construction process. To date, 17 African American owned design and construction firms, seven Latino owned construction firms and five women owned business, representing more than \$14M of the total project, worked on the completion of the Engine Company 115 project. In addition, 15 community residents, representing a variety of trades, added their expertise to the Engine Company 115 project while 20 community residents were employed at the Legler Branch Library Project.

The current issue of the PBC Newsletter also spotlighted Stephanie Hickman, President and Chief Executive Officer of Trice Construction, who was a partner in the African American

led design build team of UJAMMA/Trice Joint Venture and Brooks Architecture, that helped to build the largest fire house ever built in Chicago.

The Executive Director also advised the Commissioners that a 2019 PBC Project, Englewood STEM High School, received the Spring 2021 Leaning By Design Magazine Architectural Award. This award recognizes the design team for outstanding work on this modern high-quality neighborhood high school campus.

Finally, it was noted by the Executive Director that PBC was awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association (GFOA) for the PBC's Comprehensive Annual Financial Report for fiscal year ended December 31, 2019. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting. The Executive Director extended appreciation to the PBC Audit Committee and to the PBC team for outstanding work on the report.

Following discussion and comment, the Executive Director's report was accepted.

The next item on the agenda was consideration of approval to award Contract #1599 for the Belmont Cragin Elementary School located at 6112 West Fullerton Avenue to Sollitt/Sachi Joint Venture. Five (5) sealed 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. 8577

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A Prequalified general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1599, Belmont Cragin Elementary School located at 6112 West Fullerton Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>BASE BID & AWARD CRITERIA FIGURE</u>
Sollitt/Sachi Joint Venture	\$33,373,000.00	\$31,904,588.00
KRM ALL JV, LLC	\$34,783,700.00	\$33,294,957.64
Burling Builders, Inc.	\$35,111,000.00	\$33,355,450.00
Tyler Lane Construction, Inc.	\$34,534,574.00	\$34,534,574.00
Paschen Old Veteran BC-1 Joint Venture	\$36,285,000.00	\$34,770,610.00

WHEREAS, the bid of Sollitt/Sachi Joint Venture 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, Sollitt/Sachi Joint Venture 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, 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. 1599 be awarded to Sollitt/Sachi Joint Venture and that Travelers Casualty and Surety Company of America, the 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 Sollitt/Sachi Joint Venture, Contract No. 1599, Belmont Cragin Elementary School Project, pursuant to the terms thereof for the total contract price of \$33,373,000.00 (inclusive of Contingency and Allowances), 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. 1599, subject to the completion and delivery to the Commission of said form of bond by Sollitt/Sachi Joint Venture and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$33,373,000.00 (inclusive of Contingency and Allowances) and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, 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 – 10

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a request by the Board of Education for the Public Building Commission to transfer title to the former Buckingham School located at 9207 South Phillips Avenue to the City of Chicago. The Commissioners were advised that the Board of Education approved by Board Report No. 21-0324-OP1 at its meeting on March 24, 2021 the transfer of title and possession to the City of Chicago for economic and social development purposes. The subject property is no longer needed for school purposes and will be transferred in “As Is” condition. The deed shall provide that the Board of Education and the Public Building Commission will be released and discharged from any and all responsibility or liability with respect to the property’s physical, structural or environmental condition. Further, property will not be used as a K-12 Charter School. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8578

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the request by the Board of Education to transfer title and possession of the property commonly known as 9207 South Phillips Avenue, and legally described as follows, to the City of Chicago for economic and social development purposes:

Property: Former Kate S. Buckingham School

Street Address: 9207 South Phillips Avenue, Chicago, Illinois

Permanent Index Number: 26-06-308-001 and 26-06-308-036

Legal Description: Lots 29 to 46, both inclusive, in Block 6 in South Chicago Heights, a subdivision of West ½ of South West ¼ of Section 6 North of Indian BoundaryLine, Township 37 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

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

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, 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 – 10

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of the appointment of the Architect of Record for Engine Company 1 Renovation Project located at 419 South Wells Street. The Commissioners were advised that Architects of Interest enrolled in PBC's Letters of Interest and Qualifications (LIQ) Database as having an interest in providing Architect of Record ("AOR"), Design Architect and Programming Architect services were requested to provide information demonstrating recent, relevant experience with a strong background in MEP work along with a commitment to maximizing the utilization of MBE and WBE firms. After careful evaluation of recent experience, and in consultation with the User Agency, it was recommended that the Commission appoint Millhouse Engineering and Construction, Inc., a Minority Business Enterprise firm, as Architect of Record for the Engine Company 1 Renovation Project. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8579

BE IT HEREBY RESOLVED that the Board of Commissioners hereby appoints Millhouse Engineering and Construction, Inc. as the Architect of Record for the Engine Company 1 Renovation Project located at 419 South Wells Street.

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

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, 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 – 10

Commissioners voting in the negative:

None

Finally, the Commissioners were presented with consideration of approval of the Architect of Record for the Pershing Road Building Upgrade Projects located at: (a) 1819 West Pershing Road – Center Building; (b) 1769 West Pershing Road – East Building; and (c) 1869 West Pershing Road – West Building. The Public Building Commission consulted its Architect Letters of Interest and Qualifications database to identify firms with recent relevant experience on similar projects, a strong background in renovation and experience in managing Landmark requirements along with a commitment to maximize the utilization of MBE and WBE firms. After careful consideration, and in consultation with the Department of Assets, Information and Services, it was recommended that the Commission appoint Harding Mode Joint Venture, a Minority Business Enterprise firm, as the Architect of Record for the three sites. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8580

BE IT HEREBY RESOLVED that the Board of Commissioners hereby appoints Harding Mode Joint Architects, PC as the Architect of Record for the Pershing Road Building Upgrade Projects located at 1819 West Pershing Road (Center Building), 1769 West Pershing Road (East Building), and 1869 West Pershing Road (West Building).

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

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, 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 – 10

Commissioners voting in the negative:

None

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

APPROVED:

Chairman

Secretary