

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JANUARY 9, 2018

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 January 9, 2018 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel
Olga Camargo
Frank M. Clark
Jose G. Maldonado, Jr.
Arnold Randall
Samuel Wm. Sax
Mariyana Spyropoulos - 7

Also present was:
Carina E. Sánchez

J. Beatty	K. LaJeune	K. Robinson
G. Blakemore	L. Lypson	J. Rodriguez
J. Borkman	L. McGuire	E. Scanlan
P. Doyle	A. Marti	E. Fisk-Smith
A. Fredd	E. O’Keefe	K. Smith
L. Giderof	B. Payne	T. Foucher-Weekely
R. Giderof	H. Perez	A. Wiggins
S. Hendrik	N. Perez	M. Witry
A. Joseph	K. Purcell	
J. Kaviar	F. Rico	

The meeting was called to order by 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 civil

rights leader Dr. Martin Luther King, Jr., the responsibilities facing African-American leadership and the challenges facing the City of Chicago.

Next, the Chairman presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on December 12, 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 December 12, 2017 meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on January 4, 2018 which is summarized as follows:

The Chief of Staff reported on the following task order awards:

- A task order award for environmental renovation demolition services to Verde2 Environmental Solutions in the sum of \$46,632 for the Columbia Explorers Academy Modular Project.
- A task order award for material testing services to Design Consulting Engineers, a Minority Business Enterprise firm, in the sum of \$71,300 for the Mt. Greenwood Elementary School Annex Project.
- A task order award for material testing services to Interra, Inc., a Minority Business Enterprise firm, in the sum of \$84,800 for the Sheridan Elementary School Annex Project.

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

- A credit in the sum of (\$2,546,678.34) for unused contingency and project work allowance at the Chicago Vocational Career Academy Phase I Project.
- A credit in the sum of (\$772,762.59) for unused commission contingency at the Richardson Middle School Project.
- A change order in the sum of \$82,070 for Architectural Renovations to classrooms in the existing building associated with the hearing impaired program at the Jamieson Elementary School.

- A change order in the total sum of \$13,975.42 for revisions associated with the flooring, glazing, electrical and millwork at the Thomas Hughes Children's Library Renovation Project.

The Chief Development Officer also reported on field orders issued for seven 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. 8429

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue change orders to the construction contracts for the projects 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 B**.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax
and Mariyana Spyropoulos - 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. She provided an update on her report from July 2017 regarding the partnership between the Public Building Commission and the Chicago Park District for the “Save Chicago’s Treasures” initiative involving improvements to aging Chicago Park District Facilities. She advised the Commissioners that the Public Building Commission is in the design phase for renovations at eight fieldhouses, including: Archer Park; Austin Park; Columbus Park; Harrison Park; LaFollette Park; Lincoln Park Cultural Center; McKinley Park; and Robichaux Park. The design has been completed for a new fieldhouse at Williams Park.

The Executive Director’s report included a slide presentation of 15 projects that are underway for Chicago Public Schools. Four new schools are underway, namely: Read Dunning School and South Side High (Design Phase); and the South Loop and Dore Elementary School (Construction Phase). Construction is also underway on eight new annex projects at the following elementary schools, namely: Byrne; Skinner West; Ebinger; Esmond; Mt. Greenwood; Prussing; Sheridan; and Zapata. Also, two renovation projects are under construction at the Lincoln Park and Lakeview High Schools, and the Bid Phase is underway for the Columbia Explorers Academy.

Further, the Executive Director advised the Commissioners that the Public Building Commission is in the construction phase of the Richard J. Daley College Advanced Manufacturing Center on behalf of the City Colleges of Chicago and the Whitney Young Branch Library Expansion and Renovation Project for the City of Chicago. Also during 2017, the Public Building Commission commenced the upgrade of two new CTA bus garages on behalf of the Chicago Transit Authority.

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 a request from the Board of Education to transfer and convey property located at three former school sites to designated grantees as identified and approved in the corresponding Board Reports, namely:

Former School Name	Address	Successful Bidder	Sale Price
Robert Emmet School	5500 W. Madison	Westside Health Authority	\$75,000.00
Benjamin Mays Academy	838 W. Marquette	Shepherd's Hope Ltd.	\$55,000.00
William King Elem. School	740 S. Campbell	Laura Llamedo	\$1,510,000.00

According to the corresponding Board Reports, the property is no longer needed for school use and is being sold "as is, where is". The respective quit claim deeds will include restrictive covenants as set forth in the respective Board Reports. On motion duly and made, the following resolution was adopted:

RESOLUTION NO. 8430

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the request from the Chicago Board of Education for the Public Building Commission to transfer title to the following-described property to the designated grantee as approved by the Chicago Board of Education is hereby approved:

Name of Facility:	Former Robert Emmet School
Property Address:	5500 West Madison Street
Permanent Index Numbers:	16-09-318-006 and 16-09-318-012
Grantee:	Westside Health Authority
Purchase Price:	\$75,000.00
Board Report	17-1206-OP22

Legal Description:	SOUTH 9 FEET OF LOT 13 ALL OF LOTS 14 TO 19 AND LOTS 30 TO 53 (IN PART SCHOOL FUND) AND VACATED ALLEY'S IN BLOCK 6 IN CRAFT'S ADDITION TO AUSTINVILLE, A SUBDIVISION OF WEST 36-1/4 ACRE OF SOUTH 43-3/4
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ACRE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Name of Facility: Former Benjamin Mays Academy
Property Address: 838 W. Marquette
Permanent Index Numbers: 20-20-230-047, 20-20-230-048, 20-20-230-049 and 20-20-231-041
Grantee: Shepherd's Hope Ltd.
Purchase Price: \$55,000.00
Board Report: 17-1206-OP24

Legal Description: **PARCEL 1:**
LOTS 14 TO 34, INCLUSIVE, AND PART OF LOT 35 (EXCEPT THAT PART OPENED FOR PUBLIC ALLEY) IN WHEELER'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 66 TO 68, INCLUSIVE IN WHEELER'S SUBDIVISION SET FORTH IN THE ABOVE DESCRIBED PARCEL 1.

PARCEL 3:
ALL OF THE NORTH-AND-SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 14 TO 18, INCLUSIVE, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 30 TO 34, INCLUSIVE, AND LYING NORTH OF A LINE EXTENDED FROM THE

SOUTH POINT OF THE SOUTHEASTERLY CORNER OF LOT 30 TO THE SOUTH POINT OF THE SOUTHEASTERLY CORNER OF LOT 18, IN WHEELER'S SUBDIVISION SET FORTH IN THE ABOVE DESCRIBED PARCEL 1.

PARCEL 4:

ALL OF THE EAST-AND-WEST VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 19 TO 29 INCLUSIVE, LYING SOUTH OF THE SOUTH LINE OF LOTS 18 AND 30 AND LYING SOUTH OF A LINE DRAWN FROM THE SOUTH POINT OF THE SOUTHWESTERLY CORNER OF LOT 30 TO THE SOUTH POINT ON THE SOUTHEASTERLY CORNER OF LOT 18, IN WHEELER'S SUBDIVISION SET FORTH IN ABOVE DESCRIBED PARCEL 1.

Name of Facility:	Former William King Elementary School
Property Address:	740 S. Campbell
Permanent Index Numbers:	16-13-410-039
Grantee:	Laura Llamedo
Purchase Price:	\$1,510,000.00
Board Report	17-1206-OP23

Legal Description:	LOTS 6 TO 15, BOTH INCLUSIVE, AND LOTS 36 TO 44, BOTH INCLUSIVE, IN BLOCK 5 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, BEING THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
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ALSO
LOTS 1 TO 5 BOTH INCLUSIVE, IN
THE SUBDIVISION OF LOT 1 TO 5,
INCLUSIVE IN BLOCK 5, IN CARTER
H. HARRISON'S ADDITION TO
CHICAGO AFORESAID, ALSO ALL
OF THE PRIVATE ALLEY WEST OF
AND ADJOINING SUB-LOTS 1 TO 5,
BOTH INCLUSIVE, IN SUBDIVISION
OF LOTS 1 TO 5, INCLUSIVE IN
BLOCK 5, IN CARTER H.
HARRISON'S ADDITION TO
CHICAGO, AFORESAID;

ALSO

LOTS 1 TO 8, BOTH INCLUSIVE, IN
THE RESUBDIVISION OF LOTS 1 TO
7, INCLUSIVE, OF A SUBDIVISION OF
LOTS 45 TO 50, INCLUSIVE, IN
BLOCK 5 IN CARTER H.
HARRISON'S ADDITION TO
CHICAGO, AFORESAID;

ALSO

VACATED ALLEYS.

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:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

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

January 2018						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Columbia Explorers Academy Modular Project	Environmental Reno/Demo	D		Verde2 Environmental Solutions	\$ 46,632.00	\$ 62,702.00
Mt. Greenwood ES Annex II	Material Testing	R	MBE	Design Consulting Engineers	\$ 71,300.00	\$ 81,300.00
Sheridan ES Annex	Material Testing	R	MBE	Interra, Inc.	\$ 84,800.00	\$ 186,400.00

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

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING – JANUARY 9, 2018

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
January 9, 2018**

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								
Chicago Vocational Career Academy Renovation Phase I 2100 E. 87th Street Closeout Manager: Robert Ochi	C1557	Sollit Oakley Joint Venture	\$55,764,000.00	\$302,942.00	\$56,066,942.00	(\$2,546,678.34)	\$53,520,263.66	-4.57%
Southwest Area School (Richardson Middle School) 6018 S. Karlov Avenue Project Manager: Michael Powell	C1565	K.R. Miller Contractors, Inc.	\$35,987,000.00	(\$176,571.30)	\$35,810,428.70	(\$772,762.59)	\$35,037,666.11	-2.15%
Jamieson Elementary School Annex 5650 N. Mozart Street Project Manager: Andy Horn	C1567	Old Veteran Construction, Inc.	\$12,989,000.00	(\$11,244.00)	\$12,977,756.00	\$82,070.00	\$13,059,826.00	0.63%
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	\$137,375.87	\$1,808,375.87	\$13,975.42	\$1,822,351.29	0.84%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Chicago Vocational Career Academy Phase I

2100 E. 87th Street

January 9, 2018

Sollitt Oakley Joint Venture

790 N. Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER	C1557	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$55,764,000.00
NUM		APPROVED CHANGE ORDERS		\$302,942.00
ADJUSTED CONTRACT PRICE TO DATE				\$56,066,942.00
002	1557-180S	Deduct unused Commission Contingency. Other.		(\$1,091,670.84)
002	1557-200S	Deduct unused Project Work Allowance. Other.		(\$1,455,007.50)
TOTAL CHANGE ADDITION				(\$2,546,678.34)
ADJUSTED CONTRACT PRICE AFTER APPROVAL				\$53,520,263.66

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1557 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

January 9, 2018

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	(\$176,571.30)
ADJUSTED CONTRACT PRICE TO DATE			\$35,810,428.70
002	1565-051	Deduct unused Commission Contingency. Other.	(\$772,762.59)

TOTAL CHANGE ADDITION (\$772,762.59)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$35,037,666.11

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

Jamieson Elementary School Annex

5650 N. Mozart Avenue

January 9, 2018

Old Veteran Construction, Inc.

10942 S. Halsted Street

Chicago, Illinois 60628

CHNG	BULL	CONTRACT NUMBER C1567	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,989,000.00
NUM		APPROVED CHANGE ORDERS	(\$11,244.00)
ADJUSTED CONTRACT PRICE TO DATE			\$12,977,756.00
003	1567-019A	Architectural Renovations to classrooms in existing building associated with hearing impaired program. Client Directed.	\$82,070.00

TOTAL CHANGE ADDITION

\$82,070.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$13,059,826.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1567 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

January 9, 2018

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	\$137,375.87
ADJUSTED CONTRACT PRICE TO DATE			\$1,808,375.87

004	1575-019	Miscellaneous revisions associated with Bulletin 19, including flooring, glazing, electrical and millwork revisions. Error or Omission.	\$13,975.42
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TOTAL CHANGE ADDITION \$13,975.42

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$1,822,351.29

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