

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON AUGUST 14, 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 August 14, 2018 at 2:30 P.M.

The following Commissioners were present:

Olga Camargo
Frank M. Clark
James F. Ellis, Jr.
Jose G. Maldonado
Arnold Randall
Jesse H. Ruiz
Samuel Wm. Sax
David Todd Whittley - 8

Also present was:

Carina E. Sánchez

J. Beatty	A. Joseph	F. Rico
G. Blakemore	G. Klinzman	E. Rivera
J. Borkman	K. LaJeune	K. Robinson
V. Colla	L. Lypson	J. Rodriguez
M. DeRantz	L. McGuire	E. Scanlan
P. Doyle	A. Marti	E. Fisk-Smith
A. Fredd	P. Montenegro	K. Smith
L. Giderof	K. Newman	T. Foucher-Weekley
R. Giderof	B. Payne	A. Wiggins
L. Granato	N. Perez	MP. Witry
S. Hendrick	K. Purcell	

In the absence of Chairman Emanuel, the meeting was called to order by Commissioner Sax as Acting Chair 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. Kenneth Newman provided comments regarding the need for significant attention to athletic facilities at certain Chicago Public Schools, and Commissioner Clark requested that he provide a list of schools that needed athletic facilities to staff of the Chicago Public Schools for review. George Blakemore provided comments regarding the sale of closed schools in African-American communities, a lease of Stroger Hospital facilities and the responsibilities and challenges facing African-American leadership.

Next, Acting Chairman Sax presented to the Board of Commissioners for consideration of approval the minutes of the rescheduled board meeting held on July 17, 2018. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the July 17, 2018 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 August 2, 2018 which is summarized as follows:

The Chief of Staff reported on the following recommendations:

Task order awards for Environmental Engineering services to Carnow, Conibear & Associates, a Women Business Enterprise firm, in the sum \$4,930.00 for the Henderson Elementary School Parking Lot Renovation Project and for Material Testing services to Terracon Consultants, Inc. in the sum of \$259,735.00 for the South Side High School Project.

Task order awards for Architect of Record services in the sum of \$15,526.00 to ONYX Architectural Services, a MBE firm, for the Esmond Elementary School Annex Project and to STL Architects, a MBE firm, in the sum of \$513,311.88 for the Read Dunning Salt Dome Project.

The Interim Guaranteed Maximum Price (GMP) in the sum of \$36,239,871.89 for Design Build services to Old Veteran Construction, Inc., a MBE firm, for the Daley College Engineering and Advanced Manufacturing Center Project.

A recommendation to approve an amendment for AOR services in the sum of \$1,395.00 to Architrave, a MBE firm, for a Risk Assessment of an existing tree in the south playlot at the Jamieson Elementary School.

The Chief of Staff also reported that the PBC issued a RFP for Property Management services for the Richard J. Daley Center and intended to have a recommendation for the August Board meeting.

The Chief Development Officer reported on field orders issued on various projects and provided a recommendation to approve two close-out credit change orders as follows; a credit for the unused commission contingency in the sum of (\$29,810.37) for the site prep scope at the Read Dunning School Project and a credit for unused site work allowance in the sum of (\$80,408.80) for the Albany Park Branch Library Project.

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. 8462

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue an amendment to the professional services agreement for the project 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:

Olga Camargo, Frank M. Clark,
James F. Ellis, Jr., Jose G. Maldonado,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

RESOLUTION NO. 8463

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 construction contracts for the projects and services as summarized on the document entitled, “Summary of Proposed Change Orders for the PBC Board Meeting” and attached to the minutes of this meeting as **Exhibit “C”**.

Commissioners voting in the affirmative:

Olga Camargo, Frank M. Clark,
James F. Ellis, Jr., Jose G. Maldonado,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding name changes for following entities that had entered into professional services agreements with the Public Building Commission, namely:

Previous Name	New Name of D/B/A
Amec Foster Wheeler Environment & Infrastructure, Inc.	Wood Environment & Infrastructure Solutions, Inc.
ATC Group Services, Inc. dba Cardno	ATC Group Services LLC
Natural Resource Technology	O’Brien & Gere Engineers, Inc. (OBG)
V3 Companies of Illinois Ltd	V3 Companies, Ltd.
McIaren Software	Opidis

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She provided a visual display of construction activity at various sites including the South Side High School project. She also advised the Commissioners that construction projects were in progress at 29 sites throughout the City. A further update with more construction photos will be provided at the September board meeting.

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

At the conclusion of the Executive Director's report, the Commissioners were presented with consideration of approval to appoint MB Real Estate Services, Inc. to provide Property Management services for the Richard J. Daley Center. The Commissioners were advised that a Request for Proposals (RFP) for property manager services was issued on June 6, 2018 with a response date of July 16, 2018. Respondents were evaluated on the basis of qualifications and recent experience, key personnel, implementation plan, commitment to MBE/WBE participation, cost proposal, financial qualifications, and overall compliance with instructions and requirements. After consideration, the Evaluation Committee recommended the appointment of MB Real Estate based upon its responses to the evaluation criteria including personnel, operations plan, added value proposition and a commitment to exceed 30% MBE/WBE participation. The proposed term of the appointment is three (3) years with two (2) one-year renewal options, and the total management fee of \$168,533, with potential savings of \$ 20,000 per year related to key performance metrics and other factors determined by the Public Building Commission. After discussion, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8464

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that MB Real Estate Services, Inc. is hereby appointed to provide property management services for the Richard J. Daley Center for a term of three (3) years with two (2) successive one-year renewal options for a management fee of not-to-exceed \$168,533.

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, upon approval by Legal Counsel as to form and legality, such documents as may be necessary and appropriate in order to implement this Resolution.

Commissioners voting in the affirmative:

Olga Camargo, Frank M. Clark,
James F. Ellis, Jr., Jose G. Maldonado,
Arnold Randall, Jesse H. Ruiz,
David Todd Whittley – 7

Commissioners voting to abstain

Samuel Wm. Sax -1

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of an Undertaking Request from the Board of Education for the new South Side High School Project located at 6835 South Normal Boulevard. It was noted by the Executive Director that the Board of Commissioners had approved a Partial Undertaking Request for funding authority in June 2017 for the sum of \$66,000,000.00 for the delivery of the Project. Following approval of the Partial Undertaking Request, the Chicago Public Schools (CPS) identified a revised funding amount of \$82,500,000.00. PBC worked collaboratively with CPS and the Design Builder, UJAMAA POWER II, to finalize the scope and development phases and it was confirmed that the Total Project Budget to complete the design and construction of the facility should be \$82,500,000.00. The Project will consist of the construction of a new three (3) story building with floor area of approximately 160,400 square feet. Program spaces will include the following components: (29) standard classrooms; (3) LRE classrooms and (3) pull-out rooms, (6) science classrooms; (2) music rooms; (2) art rooms; (1) health classroom; (1) dance/wrestling room; (1) music/theory

classroom; (1) computer lab; (4) STEM classrooms for conversation into 2 multi-purpose rooms; (2) break-out spaces; (1) two-position Gymnatorium with stage, supporting PE and team locker and restroom facilities; and (2) coaches offices. The school building also includes an administrative center with business office; academic counseling, college & career center; nurse & student services suite; school-based health center; JROTC program space; (1) library center; (2) faculty lounges; and a student dining center with a server and cooking kitchen. The school building is fully accessible.

Site improvements include a combination artificial turf football / soccer field and funning track which support discus, long jump, and shot put; IHSA combination artificial turf baseball / softball field; basketball and tennis courts; and bleacher seating for field sports. A parking lot for 75 typical, 4 ADA stalls and 26 additional parallel spaces is included, along with stormwater management improvements, waste/transformer enclosure, landscape areas, bike racks, site furnishings, site perimeter ornamental fencing, and regulatory right of way improvements.

It is anticipated that the project will receive Substantial Completion in August 2019, and that the facility will open during the Fall of 2019. During the discussion that ensued, Commission inquired about the capacity of the school and was advised that it would accommodate 1200 students. Commissioner Clark requested that the Executive Director provide a summary of community hires and other economic opportunity metrics at the next meeting. Thereafter, on motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8465

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 approve an undertaking Budget for the new South Side High School Project located at 6835 South Normal Boulevard in the sum of \$82,500,000.00 is hereby approved.

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:

Olga Camargo, Frank M. Clark,
James F. Ellis, Jr., Jose G. Maldonado,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

Commissioners voting in the negative:

None

Finally, the Board of Commissioners was presented with consideration of approval of a request from the Chicago Public Schools that the Public Building Commission provide formulation services for various school projects, including: Poe, Decatur, McDade, McCutcheon, Dirksen, Palmer, Waters and Rogers elementary schools. It is anticipated that the formulation services will include preliminary environmental reporting, additional environmental testing as required, survey, conceptual design, cost estimating, management fees, legal services and land acquisitions. The fee for costs associated with the formulation request will not exceed \$250,000 for each project for a total of \$2,000,000. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8466

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 provide formulation services for the Poe, Decatur, McDade, McCutcheon, Dirksen, Palmer, Waters and Rogers elementary school projects for an amount not to exceed \$250,000 for each school project or total formulation budget of \$2,000,000 is hereby approved.

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:

Olga Camargo, Frank M. Clark,
James F. Ellis, Jr., Jose G. Maldonado,
Arnold Randall, Jesse H. Ruiz,
Samuel Wm. Sax and David Todd Whittley - 8

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 | pbcchicago.com

August 2018							
TASK ORDERS AWARDED AGAINST TERM CONTRACTS							
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount	Total Term Commitment To-Date
Henderson Elementary School	Environmental Engineering	R	WBE	Carnow, Conibear & Associates, Ltd.	05813-PS2060D-001	\$ 4,930.00	\$ 4,930.00
New South Side High School	Material Testing	R		Terracon Consultants, Inc.	05185-PS2065G-001	\$ 259,735.00	\$ 669,712.00

Specialty Consultant	Terms Limits Not To Exceed
Environmental - Category A, B,	\$ 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

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

CHICAGO PUBLIC SCHOOLS -August 2018					
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount	Total Term Commitment To-Date
Esmond ES Annex	Onyx Architectural Services, Inc.	MBE	Architect of Record Services	\$15,526.00	\$780,967.00
Read Dunning Salt Dome	STL Architects	MBE	Architect of Record Services	\$513,311.88	\$513,311.88



Design-Build Agreement Report

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

August 2018

Project Name	Client	Firm	MBE/WBE	Service Provided
Daley College Engineering and Advanced Manufacturing Center	City Colleges of Chicago	Old Veteran Construction, Inc.	MBE	Design-Build Services

Board Authority (9/12/17)	Initial GMP	Partial GMP (Amendment 1)	Interim GMP (Amendment 2)
\$45,000,000.00	\$5,500,000.00	\$26,629,916.47	\$36,239,871.89

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 AUGUST 2, 2018

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Fee	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
1	Jamieson Elementary School Annex & Renovation	Architrave	PS2040-AM005	Architect of Record	This amendment is to provide a Tree Risk Assessment (TRAQ) of the existing tree in the south playlot. The services included in this Amendment were not included in the Original Scope of Services.	\$1,263,408.00	\$1,395.00	\$1,264,803.00

PUBLIC BUILDING COMMISSION OF CHICAGO

RESCHEDULED BOARD MEETING – AUGUST 14, 2018

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
August 14, 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								
Read Dunning School Site Preparation 4071 N. Oak Park Avenue Project Manager: Andy Horn	C1586	K.R. Miller Contractors	\$2,859,700.00	(\$476,504.00)	\$2,383,196.00	(\$29,810.37)	\$2,353,385.63	-1.04%
Albany Park Branch Library 3401 West Foster Closeout Manager: Robert Ochi	C1550	Wight and Company	\$7,915,000.00	\$315,122.68	\$8,230,122.68	(\$80,408.80)	\$8,149,713.88	-1.02%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Read Dunning School – Site Preparation

4071 N. Oak Park Avenue

August 14, 2018

K.R. Miller Contractors

1624 Colonial Parkway

Inverness, IL 60067

CHNG	BULL	CONTRACT NUMBER 1586	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$2,859,700.00
NUM		APPROVED CHANGE ORDERS	(\$476,504.00)
ADJUSTED CONTRACT PRICE TO DATE			\$2,383,196.00
002	1586-011S	Deduct unused Commission's Contingency. Other.	(\$29,810.37)

TOTAL CHANGE ADDITION (\$29,810.37)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$2,353,385.63

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1586 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

Albany Park Branch Library

3401 W. Foster

August 14, 2018

Wight Construction Services

211 N. Clinton – Suite 300N

Chicago, IL 60661

CHNG	BULL	CONTRACT NUMBER 1550	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$7,915,000.00
NUM		APPROVED CHANGE ORDERS	\$315,122.68
ADJUSTED CONTRACT PRICE TO DATE			\$8,230,122.68
003	1550-055	Deduct unused site work allowance. Other.	(\$80,408.80)

TOTAL CHANGE ADDITION	(\$80,408.80)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$8,149,713.88

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1550 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