

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON FEBRUARY 13, 2019

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 February 13, 2019 at 2:30 P.M.

The following Commissioners were present:

Olga Camargo
Frank M. Clark
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Mariyana Spyropoulos
David Todd Whittley - 9

Also present was:

Carina E. Sánchez

J. Beatty	K. LeJeune	J. Rodriguez
J. Borkman	L. Lypson	E. Scanlan
D. Byrd	L. McGuire	K. Smith
S. Cullen	A. Marti	T. Suarez
P. Doyle	P. Montenegro	K. Thalmann
S. Fairfield	L. Neal	M. Tish
A. Fredd	K. Newman	T. Foucher-Weekley
R. Giderof	E. O'Keefe	T. Weis
E. Granato	B. Payne	A. Wiggins
P. Hernandez	N. Perez	M. Witry
C. Hume	A. Provine	B. Zater
C. Johnson	F. Rico	
J. Laurence	K. Robinson	

In the absence of the Chairman, the meeting was called to order by Commissioner Samuel Wm. 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 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 expressed appreciation regarding the track and recreational facilities installed at Ogden Park. He also commented on the need for additional track and recreational facilities, and maintenance of various athletic fields.

Next, the Acting Chairman presented to the Board of Commissioners for consideration of approval the minutes of the regular meeting held on January 15, 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 January 15, 2019 meeting were unanimously approved.

Next, the Commissioners were presented with a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on January 8, 2019 which is summarized as follows:

The Chief of Staff reported on seven task order awards for Specialty Consultants for Environmental Engineering, Geotechnical, and Material Testing. A report was also provided on six task order awards to previously appointed Architect of Record firms, namely: Bailey Edward Design, a Women Business Enterprise firm; Studio ARQ, LLC, a Minority Business Enterprise firm; and STL Architects, a Minority Business Enterprise firm, for AOR services at various school and park projects.

The Chief of Staff recommended the appointment of four firms to provide Constructability Review services. She also reported on the process underway to appoint firms to provide Construction Management at Risk services for school projects and the appointment of a firm to provide Architect of Record services for the Legler Branch Library Renovation Project.

The Chief of Staff provided a recommendation to approve an amendment to increase the compensation of program-wide agreements in the amount of \$1.5M each for Specialty Consultant Environmental Engineering services to ten pre-qualified firms. Task orders will be issued on a project-specific basis as needed. She also 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. 8496

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 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:

Olga Camargo, Frank M. Clark,
James F. Ellis, Jr., Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley - 9

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding Notice of Award for contracts \$25,000 and under. The Executive Director advised the Commissioners that one contract had been awarded pursuant to her authority for the procurement of services and supplies necessary to carry out the purposes of the Public Building Commission in an amount under \$25,000. The report was accepted, and a copy of the report is attached hereto as Exhibit **“C”**.

The next item on the agenda was consideration of approval of the appointment of firms to provide Constructability Review Services to the Public Building Commission of Chicago. The

Executive Director advised that public advertisements were issued to solicit proposals for firms interested in providing Constructability Review Services for various projects undertaken by the Public Building Commission. Six (6) proposals were received in response to the advertisement. The proposals were evaluated on the basis of experience and qualifications, technical competence, key personnel, proposed pricing, licensing and commitment to Minority Business Enterprise (MBE) and Woman Business Enterprise (WBE) utilization. Following the evaluation process (which included an interview with each firm), it was recommended that the Board of Commissioners approve four (4) firms to perform Constructability Review Services, namely: A. Epstein and Sons International, Inc., Cullen Development Group, LLC d/b/a Cullen Construction Management (WBE), Globetrotters Engineering Corporation (MBE), and RADA Architects, Ltd. (WBE). On motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8497

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the following firms are hereby appointed to provide Constructability Review Services for various projects to be undertaken by the Public Building Commission pursuant to a Master Term Agreement with each firm to be administered on a Task Order basis for an amount not to exceed \$1,500,000 for a term of three (3) years with two optional extensions for one (1) year each:

Epstein and Sons International, Inc.

Cullen Development Group, LLC d/b/a Cullen Construction Management (WBE)

Globetrotters Engineering Corporation (MBE)

RADA Architects, Ltd.

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, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley - 9

Commissioners voting in the negative:

None

Next, the Executive Director presented her report regarding regular reports, development status and other matters. She advised the Commissioners regarding the status of various projects that have been undertaken by the Public Building Commission. She noted that on January 15, 2019, a Ribbon Cutting Event was held at the Daley College Manufacturing, Technology and Engineering Center, and photographs were displayed depicting the event as well as equipment and improvements situated within the facility. Further, on February 8, 2019, Ribbon Cutting Events for PBC projects were held at the Esmond Elementary School Annex and the Mt. Greenwood Elementary School. Finally, a Ribbon Cutting Event was held on February 9, 2019 for the Dore Elementary School.

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

The next item on the agenda was consideration of the appointment of firms to provide Construction Management at Risk Services to the Public Building Commission of Chicago. The Executive Director advised that eight (8) submissions were received in response to a public advertisement for Construction Management at Risk Services for various Chicago Public Schools (Package 2). After an initial evaluation, the firms were invited to interview based on technical competence, past performance, project approach and methodology, key personnel, price and MBE/WBE past participation. Following the evaluation process, it was recommended that the Board of Commissioners appoint the following firms to perform Construction

Management at Risk Services for Various Chicago Public Schools (Package 2), namely: Bulley & Andrews, LLC; Henry Bros., Co.; Gilbane Building Company; Berglund Construction Company; Blinderman All Masonry JV; F.H. Paschen, S.N. Nielsen & Associates, LLC; Ujamaa Construction, Inc; and BOWA Construction.

On motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8498

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the following firms are hereby appointed to provide Construction Management at Risk services for various school projects undertaken on behalf of the Chicago Public Schools (Package 2):

- Project 1: Charles A. Prosser Career Academy Renovations
Bulley & Andrews, LLC
- Project 2: Rickover High School Education Program
Henry Bros. Co.
- Project 4: Waters Elementary School Annex and Renovations
Gilbane Building Company
- Project 5: Kenwood Academy High School Renovations
Gilbane Building Company
- Project 6: Josephine Locke Elementary School Renovations
Berglund Construction Company
- Project 7: Joseph Lovett Elementary School Renovations
Blinderman All Masonry JV
- Project 8: George Henry Corliss High School Renovations
F.H. Paschen, S.N. Nielsen & Associates LLC
- Project 9: George Washington High School Renovations
Ujamaa Construction, Inc.
- Project 10: Gwendolyn Brooks College Preparatory Academy High
School Athletic Amenities
BOWA Construction

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to negotiate a Guaranteed Maximum Project (GMP) Cost

for each project, including a Construction Manager's fee based upon a percentage of the total value of construction (pre-construction services, cost of construction, allowances, construction management at risk contingency, and PBC contingency) and 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, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley - 9

Commissioners voting in the negative:

None

Finally, the Commissioners were presented with consideration of approval of the appointment of an Architect of Record (AOR) to provide architectural services for the Legler Branch Library Renovation Project located at 114 South Pulaski Road. The Executive Director advised the Commissioners that the PBC staff had reviewed the AOR Letters of Interest and Qualifications (LIQ) Database consisting of firms pre-qualified to perform AOR services for various PBC projects on the basis of recent, relevant experience with City of Chicago, educational, library and other municipal projects. Following review of the LIQ Database, staff recommended appointment of RATIO Architects, Inc. to perform architectural services to PBC for various projects based upon the following criteria: recent, relevant and extensive experience with library renovations; successful execution of projects with aggressive schedules; and commitment to maximizing the utilization of MBE and WBE firms. On motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8499

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that RATIO Architects, Inc. is hereby appointed

as Architect of Record to provide architectural services for the Legler Branch Library Renovation Project located at 115 South Pulaski Road.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to collaborate with the User Agency and RATIO Architects, Inc. to further develop the scope of the project, schedule and budget, and to report RATIO Architect’s final negotiated fee to the Board of Commissioners at a later date.

BE IT FURTHER RESOLVED that the Executive Director and staff of the Public Building Commission are authorized 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, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley - 9

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

February 2019

TASK ORDERS AWARDED AGAINST TERM CONTRACTS

Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount	Total Term Commitment To-Date
Decatur Classical ES Annex	Environmental Engineering	C		Terracon Consultants, Inc.	05215-PS2060H-002	\$ 362,769.88	\$ 1,067,438.71
McDade Classical ES Annex	Environmental Engineering	C		Terracon Consultants, Inc.	05255-PS2060H-002	\$ 143,450.13	\$ 1,067,582.17
Poe Classical ES Annex & Reno	Environmental Engineering	C		Tetra Tech, Inc.	05285-PS2060I-002	\$ 258,354.20	\$ 499,896.20
Rogers ES Annex	Environmental Engineering	C		Wood Environment & Infrastructure Solutions, Inc.	05295-PS2060B-001	\$ 127,322.00	\$ 358,431.25
Read Dunning School	Geotechnical	C	MBE	GSG Consultants, Inc.	05165-PS2062C-002	\$ 13,995.00	\$ 107,530.35
New South Side HS	Material Testing	A		Terracon Consultants, Inc.	05185-PS2065G-003	\$ 35,040.00	\$ 786,537.00
South West Area HS	Material Testing	A		Terracon Consultants, Inc.	05140-PS2065G-002	\$ 4,800.00	\$ 751,497.00

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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February 2019				
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount
Columbus Park	Bailey Edward Design, Inc.	WBE	Architect of Record Services for Storm Gym Dormer Windows	\$3,725.00
Ebinger ES Annex	Studio ARQ, LLC	MBE	Building Automation Systems Updates	\$4,000.00
Ebinger ES Annex	Studio ARQ, LLC	MBE	Access Control System Updates	\$5,000.00
Harrison Park Rehab	Bailey Edward Design, Inc.	WBE	Architect of Record Services for New Wood Floor	\$9,500.00
Archer Park	Bailey Edward Design, Inc.	WBE	Architect of Record Services for New Concrete Filled Bollards	\$655.00
Read Dunning School	STL Architects	MBE	Concrete Gas Regulator Pad	\$1,651.00

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 February 6, 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	PS2060A-J AM002	Specialty Consultants: Environmental Engineering Services	<p>This amendment increases the compensation for each of the following program-wide Agreements by \$1,500,000. Task Orders to be issued on a Project-specific basis.</p> <ol style="list-style-type: none"> 1. AECOM Technical Services, Inc (PS2060A) 2. Wood Environment & Infrastructure Solutions (PS2060B) 3. Carlson Environmental, Inc. (PS2060C) 4. Carnow, Conibear & Assoc., Ltd. (PS2060D) <i>WBE</i> 5. Environmental Design International, Inc. (PS2060E) <i>MBE/WBE</i> 6. GSG Consultants, Inc. (PS2060F) <i>MBE</i> 7. O'Brien and Gere Engineers, Inc. (PS2060G) 8. Terracon Consultants, Inc. (PS2060H) 9. Tetra Tech, Inc. (PS2060I) 10. V3 Companies, Ltd. (PS2060J) <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$1,500,000.00	\$1,500,000.00	\$3,000,000.00



**PUBLIC BUILDING COMMISSION STANDARD TERMS AND CONDITIONS
PROFESSIONAL SERVICES AGREEMENT-SERVICES LESS THAN \$25,000
Prosser Career Academy Renovations (CTE) – Surveyor Services– PS3023**

This Contract is made and is dated January 15, 2019 by and between:

PBC: Public Building Commission of Chicago
50 West Washington
Chicago, Illinois 60602 ("PBC") and

Consultant: Tecma Associates, Inc.
5119 N. Cumberland Ave, #1010
Chicago, Illinois 60656

For the Services of: Description of Services attached hereto as Exhibit A.

In a Not to Exceed Amount of: \$6,500.00

Project: Surveying Services

PUBLIC BUILDING COMMISSION OF CHICAGO

By: Carina E. Sanchez
Carina E. Sanchez

Title: Executive Director

Date: 2/4/2019

Consultant: Tecma Associates, Inc.

By: Manuel Palma

Title: Senior Vice President

Date: 1/7/2019

1. Performance Standard. The Consultant represents and agrees that the Services performed under this Contract will proceed with efficiency, promptness and diligence and will be executed in a competent and thorough manner, in accordance with reasonable professional standards in the field. Consultant shall promptly provide notice to the PBC if it identifies any problem or issue that may affect the performance of its Services or the Project. The Consultant further represents that it will assign at all times during the performance of the Services the number of experienced, appropriately trained employees necessary for the Consultant to perform the Services in the manner required by the Contract.

2. Failure to Meet Performance Standards. If the Consultant fails to comply with its obligations under the standards of this Contract, the Consultant must perform again, at its own expense, all Services required to be re-performed as a direct or indirect result of that failure.

3. Compliance with Laws. In performing under this Contract, all applicable federal, state and local governmental laws, regulations, orders, and other rules of duly constituted authority will be followed and complied with in all respects by the Consultant.

4. Time Is Of The Essence. Time is of the essence for this Contract.

5. Invoices. Once each month, the Consultant will submit an invoice to the PBC for Services performed during the preceding month. Each invoice must include the Contract and be supported with such reasonable details and data as the PBC may require.

6. Compensation of Consultant. The Commission shall pay the Consultant as defined in Exhibit A in a Not to Exceed amount of \$6,500.00. PBC will process payments within thirty (30) days of receiving an acceptable invoice from the Consultant. The PBC's payment for the Services shall not constitute acceptance of the Services or a waiver by the PBC of any term or condition of this Contract.

7. No Waivers. Any failure by the PBC to enforce any provision of this Contract shall not constitute a waiver of the provision or prejudice the right of the PBC to enforce the provision at any subsequent time.

8. Indemnity. The Consultant shall defend, indemnify and hold the PBC the Board of Education of the City of Chicago and the City of Chicago and its commissioners, officers, agents, officials, and employees "the Parties" harmless against any and all claims, demands, suits, losses, costs and expenses (including but not limited to attorney's fees) for personal injury and property damage, arising out of or in connection with the Services provided by Consultant, or any person employed by Consultant, to the maximum extent permitted by law. The Consultant's obligation to defend, indemnify and hold the Parties harmless shall survive the expiration, termination or cancellation of this Contract and shall include the payment of any and all attorneys' fees and costs incurred by the Parties in defending any such claim.



TECMA ASSOCIATES, INC.

5519 N. Cumberland Ave. Suite 1010 Chicago, IL 60656 Ph: 773.763.5555 Fax: 773.763.5577

November 16, 2018

Ariel Vaca
Senior Project Architect
Public Building Commission of Chicago
Richard J. Daley Center, Room 200
Chicago, Illinois 60602

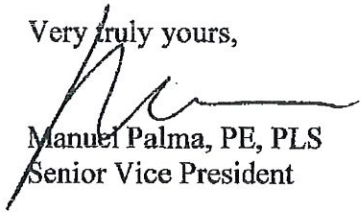
Re: Proposal
Prosser Academy
Field Survey

Dear Mr. Vaca:

We propose to perform the requested field topographic resurvey of Prosser Academy School site only, being part of the Hanson Park ALTA plat previously done by Tecma, the limits of work being provided, in the amount not to exceed \$6,500.00. The required ALTA plat to indicate the new property limits when available is included with the proposed price.

Because we did the initial survey of the whole Hanson Park a few years ago, the required plat can be available a couple of weeks or so after NTP is issued. Required copies of the plat, signed and sealed for permit purposes, are included together with CD in DWG format per the Commission standards.

Very truly yours,


Manuel Palma, PE, PLS
Senior Vice President