

**PUBLIC BUILDING COMMISSION OF CHICAGO  
MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS HELD ON MARCH 10, 2020 AT 2:30 P.M.**

**The following Commissioners were present:**

James F. Ellis, Jr.  
Avis LaVelle  
Arnold Randall  
Samuel Wm. Sax  
Lucino Sotelo  
Mariyana T. Spyropoulos - 6

**Attendees present were:**

Carina E. Sánchez

J. Banberg	R. Giderof	F. Rico
J. Barrajas	I. Hansen	J. Rodriguez
J. Borkman	G. Johnson	E. Scanlan
N. Castillo	K. LeJeune	I. Smith
P. Doyle	L. Lypson	P. Steward
S. Easwaramurthi	B. McKeown	T. Foucher-Weekley
S. Fairfield	P. Montenegro	A. Wiggins
A. Fredd	K. Newman	M. Witry
B. Fuller	B. Payne	
L. Giderof	N. Perez	

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. 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 provided comments regarding the need for additional recreational facilities to be provided by the Chicago Public Schools and the Chicago Park District with a goal toward increasing the availability of activities to promote the health and well-being of Chicagoans. He also stated that there was a need for additional track

facilities in Washington Park and other locations. It was noted that the number of athletic facilities that could be developed by the Chicago Park District was limited by the availability of funds.

Next, Commissioner Sax in his capacity as Chair presented to the Board for consideration of approval of the minutes of the regular board meeting held on February 11, 2020. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the February 11, 2020 meeting were unanimously approved.

Commissioner Randall then presented a report by the Administrative Operations (AO) Committee regarding its meeting held on March 4, 2020 which is summarized as follows:

The Chief of Staff reported on a task order award for Material Testing Specialty Consultant services to Interra, Inc., a Minority Business Enterprise firm, in the amount of \$207,300 for the McDade Classical Elementary School Annex and Renovation Project. A report was also provided on a task order award for Architect of Record Services to Altus Works, Inc., a Women Business Enterprise firm, in the amount of \$63,230 for the Lovett Elementary School Renovation Project.

The Chief Development Officer reported on field orders issued for two 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 reported that the Public Building Commission participated in a celebration commemorating Black History Month which featured various speakers as well as a display of African-inspired artifacts and objects. In addition, the Public Building Commission participated in and supported the City of Chicago Department of Procurement Services' 8<sup>th</sup> Annual Construction Summit that was held at Malcolm X College.

Also, Community Hiring Events that were held by the Public Building Commission at the Legler Regional Library on February 28 and March 6, 2020. Finally, a tour was conducted of the Merlo Branch Library Project with Alderman Tunney and the project team. The tour of the work site viewed construction progress as the project nears completion. The Executive Director's Report was accepted at the conclusion of her presentation.

The next item on the agenda was consideration of approval of a Formulation Request from the City of Chicago for proposed renovations at the Rudy Lozano Branch Library located at 1805 South Loomis Street. The Public Building Commission was requested to initiate a Feasibility Study for the proposed renovations in the amount of \$100,000 in conjunction with the Chicago Public Library (CPL) and the Department of Assets, Information and Systems (AIS). Upon completion of the Formulation Services, the Commission will provide a project summary to CPL and AIS that will include program, scope, schedule and budget considerations. Following consideration, the following resolution was adopted:

**RESOLUTION NO. 8539**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the Formulation Request from the City of Chicago for the proposed renovation of the Rudy Lozano Branch Library project located at 1805 South Loomis Street in the amount of \$100,000.

**Commissioners voting in the affirmative:**

James F. Ellis, Jr., Avis LaVelle,  
Arnold Randall, Samuel Wm. Sax,  
Lucino Sotelo and Mariyana Spyropoulos – 6

**Commissioners voting in the negative:**

None

The next item presented to the Commissioners for consideration of approval was 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 total amount of \$6,050,600. Following approval of the Revised Undertaking by the Public Building Commission in July 2019, PBC staff in collaboration with the Chicago Public Library (CPL) and the Department of Assets, Information and Systems (AIS) and the Office of Management and Budget continued the development of the project, including work associated with discovered conditions, and determined the costs associated with the revised scope, sequencing and complexity of the desired work would require a Revised Undertaking Budget of \$6,050,600. Following consideration, and upon motion duly made and seconded, the following resolution was approved:

**RESOLUTION NO. 8540**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the Revised Undertaking Request from the City of Chicago, in collaboration with the Chicago Public Library and the Department of Assets, Information and Management, in the total amount of \$6,050,600 for the Merlo Branch Library Renovation and Modernization Project located at 644 West Belmont Avenue.

**Commissioners voting in the affirmative:**

James F. Ellis, Jr., Avis LaVelle,  
Arnold Randall, Samuel Wm. Sax,  
Lucino Sotelo and Mariyana Spyropoulos – 6

**Commissioners voting in the negative:**

None

The final item on the agenda, consideration of approval of an Undertaking Request from the City of Chicago for the redevelopment of the former 9<sup>th</sup> District Police Station located at 3501 S. Lowe Avenue (**Item B3**), was deferred.

A3.

There being no further business to come before the Board of Commissioners, 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

March 2020						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount
McDade Classical ES Annex and Renovation	Material Testing	R	MBE	Interra, Inc.	05255-PS2065E-001	\$ 207,300.00

Specialty Consultant	TermsLimits 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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March 2020				
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount
Lovett Elementary School Renovation	AltusWorks, Inc.	WBE	Architect of Record Services for Additional Design and Construction Administration Services for Infill of Inspection Areas	\$ 63,230.00