

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE SCHEDULED REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JUNE 14, 2011

The scheduled 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 June 14, 2011 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Martin Cabrera, Jr.
Toni Preckwinkle
Arnold L. Randall
Juan Rangel
Mary B. Richardson-Lowry
Samuel Wm. Sax
Mariyana T. Spyropoulos
Gerald M. Sullivan
Bryan S. Traubert

The following Commissioner was absent:

Byron T. Brazier

Also present were:

Erin Lavin Cabonargi

P. Alt
J. Alvarez
P. Bobb
K. Boun
B. Cameron
R. Castellano
H. Clauss
E. Davis
B. Fisk
T. Foucher-Weekley
A. Fredd
A. Garcia-Abner

L. Giderof
R. Giderof
K. Hall
J. Hartman
K. Holt
D. Jackson
T. Jali
T. Later
D. Leonard
E. Lockwood
T. Lumpp
L. Lypson
J. Mark
J. McConnell
G. McGleam
D. McNabb
J. Meeks
K. Mullaney
L. Neal
B. O'Reilly
T. Prendergast
R. Rejman
M. Ruemmler
O. Ruffin
E. Ryan
R. Schleyer
M. Simon
P. Spieles
J. Stein
J. Sublett
P. Taylor
J. Valentin
K. Vantrease
J. Wilson
D. Winters
B. Yaksic

The meeting was called to order and the presence of a quorum was established.

Commissioner Sax was elected Temporary Chairman for the purpose of presiding over the meeting prior to the administration of the oath of office to Rahm Emanuel.

June 14, 2011

The reading of the minutes of the May 12, 2011 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

Next was the administration of the oath of office to Mayor Rahm Emanuel, appointee of the City of Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2011. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7673

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Mayor Rahm Emanuel, appointee of the City of Chicago, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2011 or until his successor is appointed.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Arnold L. Randall,
 Juan Rangel, Mary B. Richardson-Lowry, Samuel Wm. Sax,
 Mariyana Spyropoulos, Gerald M. Sullivan, Bryan Traubert – 9

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with the nomination and election of the Chairman for a term ending September 30, 2011, as follows:

Chairman: Mayor Rahm Emanuel

There being no further nominations and upon vote being taken, it was found that Rahm Emanuel was unanimously elected as Chairman of the Public Building Commission of Chicago, and in such capacity he presided over the remainder of the meeting.

The Board of Commissioners was next presented with the nomination and election of assistant secretary for a term ending September 30, 2011, as follows:

Assistant Secretary: Michael Ruemmler

There being no further nominations and upon vote being taken, it was found that Michael Ruemmler was unanimously elected as Assistant secretary of the Public Building Commission of Chicago.

Next was the administration of the oath of office to Juan R. Rangel, appointee of the City of Chicago, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2014. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7674

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby accept the appointment of Juan R. Rangel, appointee of the City of Chicago, as board member of the Public Building Commission of Chicago for a term ending on September 30, 2014 or until his successor is appointed.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Arnold L. Randall,
Juan Rangel, Mary B. Richardson-Lowry, Samuel Wm. Sax,
Mariyana Spyropoulos, Gerald M. Sullivan, Bryan Traubert – 9

Commissioners voting in the negative:

None

Next the Board of Commissioners was presented with consideration of approval of a Resolution commending Adela Cepeda for her service to the Public Building Commission of Chicago. Upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7675

WHEREAS, on February 26, 1992, Adela Cepeda was appointed by Mayor Richard M. Daley to the Board of Commissioners of the Public Building Commission as a statutorily-mandated representative of the City of Chicago with the advice and consent of the City Council of the City of Chicago; and

WHEREAS, an Honors graduate of Harvard College, Cambridge, Massachusetts, with a major in Economics, Ms. Cepeda received a Masters of Business Administration degree from the University of Chicago Graduate School of Business with a concentration in Finance in 1984; and

WHEREAS, Ms. Cepeda has had a distinguished career in public and private finance which began in 1980 while employed by Smith Barney, Harris Upham & Co. Incorporated as a corporate finance executive structuring and executing debt and equity transactions for corporations and municipalities; and

WHEREAS, in 1995, she founded A. C. Advisory, Inc., a minority-and woman-owned firm that has gained national prominence in municipal financial advisory services and investment strategies for various clients including the City of New York, City of Chicago, Cook County, O'Hare and Midway Airports and the State of Connecticut; and

WHEREAS, she has served as a board member on numerous public, charitable and civic organizations including Municipal Securities Rulemaking Board, Window to the World Communications, Inc. (WTTW-Channel 11), the Ravinia Festival Association and the Chicago Community Trust; and

WHEREAS, through her financial and business acumen, she has provided invaluable insights and leadership to the Public Building Commission in financing the construction of numerous public improvements on behalf of the City of Chicago, the Board of Education of the City of Chicago, the Chicago Park District, the City Colleges of Chicago and the Chicago Transit Authority; and

WHEREAS, during her tenure as a Commissioner of the Public Building Commission, the Commission has construction numerous police stations, fire stations, public elementary and high schools, parks and recreational facilities, campus parks and other improvements that contribute to the quality of life of the citizens of City of Chicago:

NOW, THEREFORE, BE IT RESOLVED that Adela Cepeda is hereby commended for her outstanding service to the Board of Commissioners of the Public Building Commission of Chicago and to the citizens of the City Chicago; and

BE IT FURTHER RESOLVED that the Executive Director of the Public Building Commission is hereby authorized and directed to present this resolution to Adela Cepeda for outstanding service to the Public Building Commission and the citizens of the City of Chicago.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was a Resolution commending Edgrick Johnson and Patrick Harney for their service to the Public Building Commission of Chicago as Secretary and Assistant Secretary, respectively. Upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7676

WHEREAS, Edgrick C. Johnson was elected Secretary of the Board of Commissioners of the Public Building Commission of Chicago on February 11, 2003 and faithfully discharged the duties of such position until May 12, 2011; and

WHEREAS, Patrick J. Harney was elected Assistant Secretary of the Board of Commissioners of the Public Building Commission of Chicago on August 4, 2007 and faithfully discharged the duties of such position until June 14, 2011; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby commends Edgrick C. Johnson for his service as Secretary of the Board of Commissioners and directs the Executive Director to present to him a copy of this resolution commemorating his service to the Public Building Commission of Chicago and the citizens of the City of Chicago.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby commends Patrick J. Harney for his service as Assistant Secretary of the Board of Commissioners and directs the Executive Director to present to him a copy of this resolution commemorating his service to the Public Building Commission of Chicago and the citizens of the City of Chicago.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

June 14, 2011

The next item presented was the appointment by the Chairman of the Chairman of the Administrative Operations Committee of the Public Building Commission of Chicago as follows:

Chairman: Byron T. Brazier

The Commissioners acknowledged the appointment of the aforesaid Commissioner as the Chairman of the Administrative Operations Committee.

Next, Commissioner Sullivan presented a report regarding the Administrative Operations (AO) meeting held on June 2, 2011 which is summarized as follows:

- ◆ **Report by the Executive Director** – The Executive Director advised the AO Committee concerning the bid opening for the South Shore High School Abatement and Demolition project (contract 1525).
- ◆ **Field Order Activity Report and Proposed Change Orders** – The AO Committee accepted the report concerning Field Orders issued for various projects and approved change orders for the following projects: Valley Forge Field House, credit (\$120,709.64); Lee Pasteur Hurley (Mariano Azuela) Elementary School, credit (\$41,442.53) Richard M. Daley Branch Library, \$51,351.00; and Michael Reese Hospital Demolition, \$112,360.00.
- ◆ **Specialty Consultants** - The AO Committee accepted the report concerning contract awards to Specialty Consultants for the following projects: Fire Station Engine Company 16; 31st Street Harbor; Edgewater Branch Library; Little Village Branch Library; Fire Station Engine Company 109; Ogden Replacement Elementary School; Gwendolyn Brooks College Preparatory High School; Haas Park Field House; Brighton Park I Academy Elementary School; Henderson Elementary School; Collins High School; Air Force Academy; Humboldt Branch Library; Michael Reese Hospital; Edgebrook Elementary School; and.
- ◆ **Peck Elementary School Renovation** - The AO Committee accepted the report regarding the issuance of a Task Order to Muller + Muller, Ltd. as Architect of Record for the Peck Elementary School Renovation Project.
- ◆ **Change of Name of ECS Illinois, LLC** - The AO Committee accepted the report advising of the change of name of ECS Illinois, LLC to ECS Midwest LLC.
- ◆ **Executive Session** – The AO Committee accepted the report by Legal Counsel during Executive Session concerning the proposed acquisition of property for the Southeast Area Elementary School.
- ◆ **Public Comment Period** – Pursuant to Section 2.06(g) of the Open Meetings Act, a public comment period was held. No comments or statements were presented by any persons.
- ◆ **Proposed Amendments to Professional Services Agreement.** The AO Committee concurred with the recommendation to approve amendments to professional services

June 14, 2011

agreements as summarized in the Proposed Professional Services Amendment Report attached as Exhibit "A".

The report of the Administrative Operations Committee was accepted.

Following consideration of the Administrative Operations Committee report, and upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7677

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue amendments to Professional Services Agreements for various projects in the amounts indicated on the document entitled "Proposed Professional Services Amendment Report to the Administrative Operations Committee" and attached to the minutes of this meeting as Exhibit "A".

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The Executive Director next advised the Board of Commissioners regarding regular reports, development status and other matters. Her report included a slide show of 19 active construction projects in progress and the Sustainability Strategy Status report. She advised that the City of Chicago has more LEED Certified Municipally-owned facilities than any other city in the nation. During discussion Chairman Emanuel indicated that a goal should be established to double the current number of LEED certified buildings in Chicago during the next four years. He also indicated that PBC projects completed under budget should be noted within the minutes and quarterly reports of the Public Building Commission for public information. She also advised the Commissioners of the Work in Place (WIP) projections. The report was accepted.

The Executive Director then called upon Kevin Holt, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various

contracts marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7678

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 contracts for various projects in the amounts indicated on the document entitled "Change Orders" and attached to the minutes of this meeting and marked Exhibit "B".

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were 3 items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "C".

The Executive Director next presented to the Commissioners the Notice of Awards made to Specialty Consultants for various PBC projects. There were 18 items included on the notice of contracts awarded to specialty consultants since the previous board meeting. During discussion, Commission Sax requested an Executive Summary be provided to the Board, which would include total expenditures, and the Executive Director advised that the Summary would be provided to the AO Committee to the AO Committee would report to the full Board. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "D".

Thereupon the Executive Director reported on the receipt of bids for Contract No. 1525, Abatement and Demolition Work for South Shore High School project located at 7529 S. Constance Avenue, Chicago, Illinois. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

June 14, 2011

RESOLUTION NO. 7679

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1525, Abatement and Demolition Work for South Shore High School project located at 7529 S. Constance Avenue, copies of which bids and contract documents are on file with the Commission:

<u>Bidder</u>	<u>Base Bid</u>	<u>Award Criteria</u>
Omega Demolition Corporation	\$2,344,504.00	\$2,285,891.40
McDonagh Demolition Inc.	\$2,799,000.00	\$2,664,648.00
Heneghan Wrecking Company, Inc.	\$2,872,400.00	\$2,800,590.00
Brandenburg Industrial Services Company	\$2,975,360.00	\$2,832,542.72

; and

WHEREAS, the bid of Omega Demolition Corporation 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, Omega Demolition Corporation 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 Hudson Insurance Group, a 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. 1525 be awarded to Omega Demolition Corporation, and Hudson Insurance Group, 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 of the Public Building Commission of Chicago hereby awards to Omega Demolition Corporation, Contract No. 1525, Abatement and Demolition Work for South Shore High School project pursuant to the terms thereof for the total contract price of \$2,344,504.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a performance and payment bond to be supplied in the form set forth in the contract documents comprising Contract No. 1525, subject to the completion and delivery to the Commission of said form of bond by

June 14, 2011

Omega Demolition Corporation, as principal, and Hudson Insurance Group, as surety, in the principal amount of \$2,344,504.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of a request from the Chicago Public Schools for the Public Building Commission to provide formulation services for the planning phase and development of a new Artificial Turf Field at the Henry D. Lloyd Elementary School located at 2103 N. Lamon Avenue for an estimated budget of \$80,000.00. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7680

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide formulation services associated with the Henry D. Lloyd Elementary School Artificial Turf Field project for an estimated budget of \$80,000.00.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions 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:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request from the Chicago Public Schools for the Public Building Commission to provide formulation services associated with the Josefa Ortiz De Dominguez Elementary School Artificial Turf and Playground Redevelopment project located at 3000 S. Lawndale Avenue, Chicago, Illinois in an amount not-to-exceed \$100,000. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7681

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide formulation services associated with the Josefa Ortiz De Dominguez Elementary School Artificial Turf and Playground Redevelopment project in an amount not-to-exceed \$100,000.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions 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:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the request from the Chicago Public Schools to partially undertake the Dunbar Career Academy Renovation project located at 3000 S. King Drive. Upon request, this item was deferred. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7682

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby defer the request by the Chicago Public Schools to partially undertake the Dunbar Career Academy Renovation project.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request for the Public Building Commission to provide revised formulation services for environmental remediation activities for the Whitney Young Branch Library project located at 7901 S. King Drive, Chicago, Illinois, including the east half of the development site comprised of 415-417, 419 and 421-423 E. 79th Street. Funding will be provided by or on behalf of the Chicago Public Library. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7683

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to provide revised formulation services for environmental remediation activities for the Whitney Young Branch Library project including the east half of the development site comprised of 415-417, 419 and 421-423 E. 79th Street on behalf of the Chicago Public Library with funding to be provided by or on behalf of the Chicago Public Library.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions 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:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,

June 14, 2011

Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
 Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
 Bryan Traubert – 10

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with consideration of approval of a request from the City of Chicago Office of Emergency Management and Communications for undertaking #2 for the OEMC Camera Infrastructure Program project with funding to be provided by or on behalf of Office of Emergency Management and Communications of the City of Chicago. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7684

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve undertaking request #2 for the OEMC Camera Infrastructure Program project on behalf of the City's Office of Emergency Management and Communications with funding to be provided by or on behalf of the Office of Emergency Management and Communications.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions 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:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
 Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
 Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
 Bryan Traubert – 10

Commissioners voting in the negative:

None

The Executive Director next presented to the Board of Commissioners for consideration of approval a request from the Chicago Park District for the Public Building Commission to undertake the purchase of playground equipment for Portage Park located at 4100 N. Long Avenue in the amount of \$128,912.00 with funding to be provided by or on behalf of the

June 14, 2011

Chicago Park District. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7685

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to undertake the purchase of playground equipment for Portage Park in the amount of \$128,912.00 with funding to be provided by or on behalf of the Chicago Park District.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to undertake any and all actions 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:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing the acquisition of real property for the new Southeast Area Elementary School project under section 2(c)5 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7686

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened in order to discuss the acquisition of real property for the new Southeast Area Elementary School project under Section 2(c)5 of the Open Meetings Act.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

Legal Counsel presented to the Board of Commissioners in Executive Session for consideration of approval the proposed purchase price of property required for the new Southeast Area Elementary School project located at 10436 S. Indianapolis Boulevard, Chicago, Illinois (the "Property"). The owner is East Side Bank Trust #1759 and Richard Linn, the beneficiary of the Trust. The Commissioners were advised that the Property is a vacant, trapezoidal shaped parcel of land, approximately 1500 square feet in area. It is an interior parcel; access is from the abutting public alleys only.

The PBC retained James Gibbons of Gibbons & Sidhu Ltd. to appraise the Subject Property. Mr. Gibbons is a licensed appraiser in the state of Illinois and a Member of the Appraisal Institute ("MAI"). Mr. Gibbons appraised the Property at \$7,250. The Owners obtained an appraisal from Dale Kleszynski a licensed appraiser in the state of Illinois and also a MAI. Mr. Kleszynski appraised the Property at \$12,300.

The PBC performed environmental testing on the Subject Property because it may have been part of or adjacent to a gasoline station over thirty (30) years ago. Mactec Engineering performed environmental testing of the Property on behalf of PBC and determined that it was not contaminated and there were no underground storage tanks on it.

The Court set the acquisition price for the Subject Property at Ten Thousand Five Hundred Dollars (\$10,500). Legal Counsel recommended that the PBC approve the court's finding of \$10,500 as full and just compensation for the taking of the Subject Property. There are no relocation or moving costs.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

RESOLUTION NO. 7687

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the acquisition of the following-described parcels of real estate required for the new Southeast Area Elementary School project on behalf of the Board of Education of the City of Chicago for the purchase price set forth opposite the owner and address for such parcel:

June 14, 2011

Southeast Area Elementary School

<u>Owner</u>	<u>Address</u>	<u>Purchase Price</u>
East Side Bank Trust #1759	10436 S. Indianapolis Blvd. (Interior Parcel)	\$10,500.00

Richard Linn, Beneficiary

BE IT FURTHER RESOLVED that Legal Counsel and staff of the Commission are hereby authorized to proceed with the acquisition of the parcel described hereinabove for the amount approved herein and to execute such documents and take such actions as may be necessary and appropriate in order to acquire such parcel of real estate.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr., Toni Preckwinkle,
Arnold L. Randall, Juan Rangel, Mary B. Richardson-Lowry,
Samuel Wm. Sax, Mariyana Spyropoulos, Gerald M. Sullivan,
Bryan Traubert – 10

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to conduct a public comment period pursuant to Section 2.06(g) of the Open Meetings Act. No public comments or statements were presented by any persons.

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

Secretary

APPROVED:

Chairman

June 14, 2011

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
June 2, 2011

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Consultant's Current Fee	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Program Wide	CDM, Inc. (PS 1569B - A1) Environmental Consultant	This amendment represents a revision to the contract to include additional federal laws and regulations for projects financed in whole or in part with federal funds. There are no additional costs associated with this amendment.	N/A	\$0.00	\$0.00	\$0.00	N/A
2	Engine Company 16	InterActive Design, Inc. (PS 1828 - A1) Architect of Record	This amendment represents an increase in the amount of \$2,000.00 for the consultant to provide additional civil engineering services associated with the design of additional sidewalk ramps. The services included in this amendment were not previously included in the Original Scope of Services.	\$10,679,000.00	\$597,000.00	\$2,000.00	\$599,000.00	5.6%
3	31st Street Harbor	AECOM (PS 1643 - A4) Architect of Record	This amendment represents an increase in the amount of \$20,451.00 for the consultant to provide additional engineering services associated with the reconstruction of the site sanitary sewer. The services included in this amendment were not previously included in the Original Scope of Services.	\$85,027,227.89	\$4,889,856.00	\$20,451.00	\$4,910,307.00	5.8%
4	Boone Clinton Elementary School (West Ridge Elementary School)	Muller + Muller (PS 1239-A3) Architect of Record	This amendment represents an increase to the consultant's fee in the amount of \$48,366.00 for additional site observation and construction administration required for the new access road and People's Gas Site Revisions. This amendment also increases the budget for reimbursable expenses by \$41,988.31 for traffic study, survey, and storm water review services associated with site modifications. The services included in this amendment were not previously included in the Original Scope of Services.	\$25,130,001.00	\$2,058,801.71	\$48,366.00	\$2,107,167.71	8.4%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – June 14, 2011

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
 June 14, 2011

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONSTRUCTION CONTRACT	AMOUNT OF PREVIOUSLY APPROVED CHANGE ORDERS	ADJUSTED CONSTRUCTION WITH PREVIOUSLY APPROVED CHANGE ORDERS	PROPOSED CHANGE ORDERS FOR JUNE	ADJUSTED CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	ALL CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONSTRUCTION CONTRACT
Valley Forge Field House 7001 W. 59th Street Project Manager: Julie Mahnich	1493	Leopardo Companies, Inc.	\$3,859,318.00	\$301,731.00	\$4,161,049.00	(\$120,709.64)	\$4,040,339.36	4.69%
Lee Pasteur Hurley Elementary School (Mariano Azuela Elementary School) 4707 W. Marquette Road Project Manager: Ryan Forristal	1478	George Sollitt Construction Company	\$22,929,000.00	\$317,468.00	\$23,246,468.00	(\$41,442.53)	\$23,205,025.47	1.20%
Richard M. Daley Branch Library 733 N. Kedzie Avenue Project Manager: Carl Graves	1491	Leopardo Companies, Inc.	\$6,384,175.00	\$73,692.00	\$6,457,867.00	\$51,351.00	\$6,509,218.00	1.96%
Michael Reese Hospital Demolition 2929 S. Ellis Avenue Project Manager: John Latoza	1517	Heneghan Wrecking Co.	\$400,600.00	\$0.00	\$400,600.00	\$112,360.00	\$512,960.00	28.05%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Valley Forge Field House

7001 W. 59th Street

June 14, 2011

Leopardo Companies, Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

CHNG	BULL	CONTRACT NUMBER 1493	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,859,318.00
NUM		APPROVED CHANGE ORDERS	\$301,731.00
ADJUSTED CONTRACT PRICE TO DATE			\$4,161,049.00
005	1493-42	Deduct unused site work allowance. Other.	(\$117,831.60)
005	1493-43	Liquidated damages associated with failure to meet Minority Journeyworker and Community Hiring Requirements. Other.	(\$4,116.54)
005	1493-44	Relocate rainwater harvesting bag type final filter. Other.	\$2,756.00
005	1493-46	Deduct unused contract contingency. Other.	(\$1,517.50)
TOTAL CHANGE ADDITION			(\$120,709.64)
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$4,040,339.36

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1493 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7678

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

Valley Forge Park and Fieldhouse Liquidated Damages Report

Total Hours	Minority Goal	%	Actual Hours	%	Female Goal	%	Actual Hours	%	City Res. Goal	%	Actual Hours	%	Comm. Hiring	%	Actual Hours	%	
18942.75																	
16151.00	J	8075.50	50.00%	7725.50	47.83%	0.00	0.00%	115.50	0.72%	9971.38	50.00%	10263.50	51.46%	1485.71	7.50%	1323.00	6.63%
688.50	A	275.40	40.00%	306.50	44.52%	0.00	0.00%	8.00	1.16%								
3103.25	L	1551.63	50.00%	2383.50	76.81%	310.33	10.00%	282.00	9.09%								

*Minority Journeyworkers	\$3,087.45
**Community Hiring	\$1,029.08
Total Damages	\$4,116.54

*Formula is Base Bid multiplied by 0.04 divided by 100 and multiplied by the Percentage Deficiency.
 $\$3,087.45 \text{ Minority Journeyworkers LDe} = 0.04 \times \$3,859,318.00 \text{ (Base Bid Value)} / 100 \times 2 \text{ (Shortfall Percentage)}$

**Formula is 1/20 of 1% (.0005) of the Adjusted Contract Value multiplied by the Percentage Deficiency.
 $\$1,029.08 \text{ Community Hiring LDe} = 0.0005 \times \$4,116,330.00 \text{ (Adjusted Contract Value)} \times 0.5 \text{ (Shortfall Percentage)}$

Achievement percentages are rounded up to the nearest whole percent and damages are assessed accordingly for each percentage of shortfall.

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Lee Pasteur Hurley Area Elementary School

4707 W. Marquette Road

June 14, 2011

The George Sollitt Construction Company

790 N. Central Avenue

Wood Dale, IL 60191

CHNG	BULL	CONTRACT NUMBER 1478	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$22,929,000.00
NUM		APPROVED CHANGE ORDERS	\$317,468.00
ADJUSTED CONTRACT PRICE TO DATE			\$23,246,468.00
006	1478-90	Liquidated damages associated with failure to meet female journeyworker, female laborer, and city residency goals. Other.	(\$41,442.53)

TOTAL CHANGE ADDITION

(\$41,442.53)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$23,205,025.47

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1478 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7678

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

Lee Pasteur Hurley Area Elementary School Liquidated Damages Report

Total Hours	Minority Goal	%	Actual Hours	%	Female Goal	%	Actual Hours	%	City Res.	Res %	Comm. Hiring
103229.50											
75632.25	34034.51	45.00%	41117.75	54.37%	3781.81	5.00%	1218.00	1.61%	49886.50	48.33%	4169.50
10510.50	5255.25	50.00%	6693.50	64.17%	1051.05	10.00%	1097.50	10.44%			
17086.75	8543.38	50.00%	14066.00	82.26%	854.34	5.00%	648.50	3.80%			

Female Journeyworkers	\$27,514.80
Female Laborers	\$2,292.90
City Residency	\$11,834.83
Total Damages	\$41,442.53

*including additional hours for City Residency and Community Hiring

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Richard M. Daley Branch Library
(West Humboldt Branch Library)

733 N. Kedzie Avenue

June 14, 2011

Leopardo Companies, Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

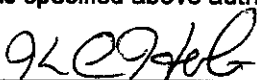
CHNG	BULL	CONTRACT NUMBER	1491	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$6,384,175.00
NUM		APPROVED CHANGE ORDERS		\$73,692.00
ADJUSTED CONTRACT PRICE TO DATE				\$6,457,867.00
004	1491-19	Add power feed for 2 light fixtures to the air handling unit and power feed to the fill pressure system. Error or Omission.		\$17,616.00
004	1491-22	Revise millwork and add electrical and data lines to accommodate revised computer location. Client Directed Change.		\$24,968.00
004	1491-24	Revise manhole elevations, lower catch basin, and add concrete curb along the East alley. Error or Omission.		\$8,767.00
TOTAL CHANGE ADDITION				\$51,351.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL				\$6,509,218.00

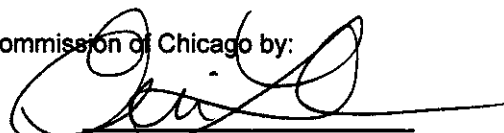
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1491 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7678

Changes as specified above authorized for the Public Building Commission of Chicago by:


Reviewed By


Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Michael Reese Hospital Demolition

2929 S. Ellis Avenue

June 14, 2011

Heneghan Wrecking Company

1321 W. Concord Place

Chicago, IL 60622

CHNG	BULL	CONTRACT NUMBER 1517	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$400,600.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<hr/>			
ADJUSTED CONTRACT PRICE TO DATE			\$400,600.00
001	1517-3HT	Purchase of VPS panels and alarm system for Building #27 and continuation of maintenance agreement for panels and alarm monitoring service through December 31, 2011. Client Directed Change.	\$112,360.00
Revised Substantial Completion Date is December 31, 2011.			

TOTAL CHANGE ADDITION	\$112,360.00
<hr/>	
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$512,960.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1517 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7678

Changes as specified above authorized for the Public Building Commission of Chicago by:

9LEAK
Reviewed By


Executive Director

Notice of Award
June 2011

REQUEST FOR SERVICE \$25,000 & UNDER					
Project Name	Service		M/WBE	Firm	\$ Total
PBC Administration	Purchase Construction Hats			Cintas First Aid Safety	\$ 1,285.00
PBC Administration	Purchase of laptop computers and docking stations			System Solutions, Inc.	\$ 6,480.00
PBC Administration	Annual software support agreement for Contract Management (Primevera) Software			Oracle	\$ 2,200.00

Notice of Award
June 2011

TASK ORDERS AWARDED AGAINST TERM CONTRACTS (2/2010)					
Project Name	Service	Type	M/WBE	Firm	\$ Total
Edgewater Library	Commissioning Services	R	MBE	Primera Engineering, Ltd.	\$ 52,904.00
Little Village Branch Library Project	Construction Material Testing and Inspection Services	A		Terracon Consultants, Inc.	\$ 12,540.00
Fire Station Engine Company 109	Construction Material Testing and Inspection Services	A	MBE	GSG Material Testing Inc.	\$ 13,337.00
Ogden Replacement Elementary School Project	Construction Material Testing and Inspection Services	A		Terracon Consultants, Inc.	\$ 2,243.75
Gwendolyn Brooks College Preparatory High School	Construction Material Testing and Inspection Services	A	MBE	GSG Material Testing Inc.	\$ 15,160.00
Ogden Replacement Elementary School Project	Environmental Services ABC	A	MBE	GSG Consultants Inc.	\$ 31,406.00
Haas Park Field House	Environmental Services ABC	A	WBE	Camow, Conibear & Assoc. Ltd	\$ 23,541.00
Brighton Park I Academy Elementary School	Environmental Services ABC	A		Terracon Consultants, Inc.	\$ 9,600.00
Program Wide	Environmental Services ABC	A	MBE	GSG Consultants Inc.	\$ 2,200.00
Henderson Elementary School	Environmental Reno/Demo Services	R		United Analytical Services	\$ 60,106.25
Collins High School Renovation	Environmental Reno/Demo Services	A	WBE	Camow, Conibear & Assoc. Ltd	\$ 49,867.50
Air Force Academy	Environmental Reno/Demo Services	A	WBE	Camow, Conibear & Assoc. Ltd	\$ 125,291.25
Humboldt Branch Library Project	Environmental Reno/Demo Services	R	MBE	Accurate/GSG Consultants, Inc.	\$ 6,655.00
Michael Reese Hospital	Environmental Reno/Demo Services	A	WBE	Camow, Conibear & Assoc. Ltd	\$ 72,400.00
Engine Company 16	Geotechnical Services	A	MBE	GSG Consultants Inc.	\$ 20,210.00
Edgebrook Elementary School Addition	Geotechnical Services	A	MBE	Wang Engineering	\$ 4,598.74

SPECIALTY CONTRACTS (8/2007)					
Project Name	Service		M/WBE	Firm	\$Total
Engine Company 16	Surveying Services			McBride Engineering, Inc.	\$ 2,280.00
31st Street Harbor	Commissioning Services			E Cube Inc.	\$ (3,875.00)