

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE SCHEDULED MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON JANUARY 8, 2013**

The scheduled regular meeting of the Board of Commissioners of the Public Building Commission of Chicago was held at the Board Meeting Room, 2<sup>nd</sup> Floor, Richard J. Daley Center, Chicago, Illinois on January 8, 2013, at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman  
Thomas J. Kotel  
Arnold L. Randall  
Juan Rangel  
Samuel Wm. Sax  
Mariyana T. Spyropoulos  
Byran S. Traubert  
David Vitale

Also present were:

Erin Lavin Cabonargi

T. Butalu  
B. Campney  
R. Castillo  
E. Choklek  
L. Daly  
E. Fisk  
A. Fredd  
L. Giderof  
C. Hansford  
T. Haymaker  
C. Kelly  
T. Later  
L. Lypson  
J. Mark  
J. McConnell  
J. McGleam  
D. McNabb  
L. Neal  
A. Orellana

- S. Park
- O. Ruffin
- T. Rusche
- E. Ryan
- K. Shamley
- P. Spieles
- K. Taylor
- M. Van Vuren
- T. Foucher-Weekley
- A. Wiggins
- J. Williams

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

The reading of the minutes of the regular meeting held on December 11, 2012, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

The next item on the agenda was a report by the Executive Director regarding development status and other matters. She reported that a Minority and Female Business Enterprise (M/WBE) Networking Session was held on January 7, 2013 at the Dawson Technical Institute to provide a forum for M/WBE firms to network with pre-qualified general contractors and Job Order Contractors and obtain information about future PBC contracting opportunities. The networking session was attended by more than 140 firms, including 80 M/WBE firms.

The Executive Director further noted that the grand opening for the newly-constructed 12<sup>th</sup> District Police Station project was held on December 15, 2012. The Project was successfully completed by PBC at a projected cost of \$33,980,436, or approximately 18% under the original budget of \$41,438,872. Additionally, the project resulted in the creation of 101 full time equivalent professional service and construction jobs and 17 community hires.

The Executive Director advised the Commissioners in her report that PBC received the Certificate of Achievement for Excellence in Financial Reporting award for its Comprehensive Annual Financial Report for the Fiscal Year Ended December 31, 2011 from the GFOA. During her report she also advised the Commissioners that Ethics training for Commissioners required annually by the resolution adopted by the Board in February, 2009 was available via Webinar. The Executive Director's reports were accepted.

The next item on the Agenda was a report by Commissioner Arnold L. Randall regarding the Administrative Operations (AO) meeting held on December 27, 2012. His report is summarized as follows:

1. **Report by Executive Director.** The AO Committee accepted the Executive Director's 2012 Year End Reports including the Executive Summary, 2012 Accomplishments report, 2012 Performance Metrics report and 2013 Look-Ahead report. The Executive Summary noted the completion in 2012 of 19 new capital construction projects and numerous infrastructure projects on behalf of OEMC, Chicago Housing Authority, City Colleges of Chicago and Chicago Transit Authority. The projects represented over \$400 million in budget authority and job creation of 1,200 full time equivalent professional service and construction jobs. Overall MBE participation was 29.11% MBE and 5.8% WBE participation on construction projects, and 50.56% MBE and 9.15% WBE participation on professional services contracts. More than 20 awards for excellence in project and program development were received.

In addition, the Executive Director reported on an intergovernmental agreement with the Metropolitan Water Reclamation District regarding an energy savings project, ethics training for Commissioners available via webinar and bid opening #1545 for Bell Elementary School Linked Annex Project. The Executive Director's report was accepted by the Administrative Operations Committee.

2. **Specialty Consultants.** The AO Committee accepted the report by the Chief Operating Officer concerning task orders awarded to specialty consultants for the following projects:

- ❖ **Environmental A, B and C**  
Lloyd Elementary School Artificial Turf
- ❖ **Environmental Demolition and Renovation**  
Henderson Elementary School Renovation
- ❖ **Material Testing**  
Collins High School and Ping Tom Park Field House
- ❖ **Traffic Study Services**  
Chicago Children's Advocacy Center

3. **Contract Extensions for Various Specialty Consultants.** The AO Committee accepted the Chief Operating Officer's report regarding one-year contract extensions for the following Specialty Consultants (Master Agreements previously approved by the Board of Commissioners on February 9, 2010):

**Construction Material Testing and Investigation Services** – AECOM Technical Services; ECS Midwest, LLC; Flood Testing Laboratories, Inc.; GSG Material Testing, Inc.; Interra, Inc; SEECO Consultants, Inc.; and Terracon Consultants, Inc.

**Geotechnical Services** – AECOM Technical Services; ECS Midwest, LLC; Environmental Protection Industries; Everest Engineering Company; GEO Services, Inc.;

GSG Consultants, Inc.; Terracon Consultants; Wang Engineering, Inc.; Weaver Boos Consultants North Central.

**Environmental Consulting Services – Categories A, B and C** – AECOM Technical Services; CDM Smith, Inc.; Carnow, Conibear & Associates, Ltd.; Environmental Design International, Inc.; Environmental Group Services, Ltd.; Environmental Protection Industries; GSG Consultants, Inc.; Kowalenko Consulting Group, Inc.; AMEC Environment & Infrastructure, Inc.; Pioneer Engineering & Environmental Services, Inc.; Terracon Consultants; V3 Companies of Illinois, Ltd.

**Commissioning Authority Services** – E-Cube, Inc.; Farnsworth Group; Henneman Engineering; Jacobs Engineering Group; Primera Engineering, Ltd.; Sebesta Blomberg & Associates.

**Survey Services** – Ardmore Associates, LLC.; D.B. Sterling Consultants, Inc.; Dynasty Group, Inc.; Environmental Design International, Inc.; GRAEF-USA, Inc.; Homer L. Chastain & Associates, LLC; Landmark Engineering, LLC.; SPACECO, Inc.; Terra Engineering, Ltd.; V3 Companies of Illinois, Ltd.

**Environmental Consulting Services – Renovation and Demolition** – Accurate Environmental Solutions/GSG Consultants Joint Venture; Carnow, Conibear & Associates, Ltd.; Environmental Consulting Group, Inc.; Environmental Design International, Inc.; GSG Consultants, Inc.; AMEC Environment & Infrastructure, Inc.; Terracon Consultants; United Analytical Services, Inc.; URS Corporation, a Nevada Corp.

**Traffic Study Services** – AECOM Technical Services; Alfred Benesch & Company; Civiltech Engineering, Inc.; Desman Associates; HDR Engineering, Inc.; Infrastructure Engineering, Inc.; Kenig, Lindgren, O'Hara Aboona, Inc.; Sam Schwartz Engineering, PLLC; Regina Webster & Associates; TranSystems Corporation; V3 Companies of Illinois, Ltd.

4. **Field Order Activity Report.** The AO Committee was advised by the Chief Development Officer that 24 field orders were issued with respect to the following projects: Brighton Park II Area ES; Back of the Yards HS; Stevenson Linked Annex; Air Force Academy Renovation; Henderson Elementary School Renovation; Peck Elementary School Renovation; Edgewater Branch Library; Humboldt Park Library Renovation and Addition; 12<sup>th</sup> District Police Station; 31<sup>st</sup> Street Harbor; and Douglas Park Artificial Turf.

The report of the Administrative Operations Committee was accepted.

The next item presented to the Commissioners was the report on awards for various contracts \$25,000 and under. Three (3) contracts were listed on the Notice of Awards report that were less than \$25,000 each. The report was accepted and a copy of the report is attached hereto as Exhibit "A."

Next, the Executive Director provided a report regarding task orders awarded to Specialty Consultants to perform services on various Public Building Commission of Chicago projects.

There were five (5) items included on the Notice of Award of task orders issued to Specialty Consultants against term contracts since the previous board meeting. The report was accepted following discussion and a copy of the report is attached hereto as Exhibit “B.”

Next, the Board of Commissioners was presented with a report regarding one-year contract extensions for the following Specialty Consultants pursuant to Master Agreements previously approved by the Board of Commissioners on February 9, 2010.

**Construction Material Testing and Investigation Services** – AECOM Technical Services; ECS Midwest, LLC; Flood Testing Laboratories, Inc.; GSG Material Testing, Inc.; Interra, Inc; SEECO Consultants, Inc.; and Terracon Consultants, Inc.

**Geotechnical Services** – AECOM Technical Services; ECS Midwest, LLC; Environmental Protection Industries; Everest Engineering Company; GEO Services, Inc.; GSG Consultants, Inc.; Terracon Consultants; Wang Engineering, Inc.; Weaver Boos Consultants North Central.

**Environmental Consulting Services – Categories A, B and C** – AECOM Technical Services; CDM Smith, Inc.; Carnow, Conibear & Associates, Ltd.; Environmental Design International, Inc.; Environmental Group Services, Ltd.; Environmental Protection Industries; GSG Consultants, Inc.; Kowalenko Consulting Group, Inc.; AMEC Environment & Infrastructure, Inc.; Pioneer Engineering & Environmental Services, Inc.; Terracon Consultants; V3 Companies of Illinois, Ltd.

**Commissioning Authority Services** – E-Cube, Inc.; Farnsworth Group; Henneman Engineering; Jacobs Engineering Group; Primera Engineering, Ltd.; Sebesta Blomberg & Associates.

**Survey Services** - Ardmore Associates, LLC.; D.B. Sterling Consultants, Inc.; Dynasty Group, Inc.; Environmental Design International, Inc.; GRAEF-USA, Inc.; Homer L. Chastain & Associates, LLC; Landmark Engineering, LLC.; SPACECO, Inc.; Terra Engineering, Ltd.; V3 Companies of Illinois, Ltd.

**Environmental Consulting Services – Renovation and Demolition** – Accurate Environmental Solutions/GSG Consultants Joint Venture; Carnow, Conibear & Associates, Ltd.; Environmental Consulting Group, Inc.; Environmental Design International, Inc.; GSG Consultants, Inc.; AMEC Environment & Infrastructure, Inc.; Terracon

Consultants; United Analytical Services, Inc.; URS Corporation, a Nevada Corp.

**Traffic Study Services** – AECOM Technical Services; Alfred Benesch & Company; Civiltech Engineering, Inc.; Desman Associates; HDR Engineering, Inc.; Infrastructure Engineering, Inc.; Kenig, Lindgren, O’Hara Aboona, Inc.; Sam Schwartz Engineering, PLLC; Regina Webster & Associates; TranSystems Corporation; V3 Companies of Illinois, Ltd.

Following discussion, the report was accepted.

The next item to be presented to the Board of Commissioners of the Public Building Commission was consideration of approval of a request from the Department of Fleet and Facility Management of the City of Chicago to transfer title of parcels located in the vicinity of 1412 South Blue Island Avenue, acquired for the 12<sup>th</sup> District Police Station, to the City of Chicago. As noted above, the project was successfully completed by PBC and a grand opening was held on December 15, 2012. The transfer will enable the City of Chicago to include the property in its real estate inventory for tax exemption and other monitoring purposes as determined by the City as contemplated in the Master Intergovernmental Agreement for Police Station Projects.

Upon motion duly made and seconded, the following resolution was approved by the Board of Commissioners:

**RESOLUTION NO. 7872**

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the request by the Department of Fleet and Facility Management of the City of Chicago to transfer title to the property acquired by the Public Building Commission for acquisition and construction of the 12<sup>th</sup> District Police Station Project at 1412 S. Blue Island Avenue (PIN’s 17-20-119-001 through -015, and -019 through -033, and 17-20-124-001 through -007, and -009 through 014) to the City of Chicago.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to take such actions and execute, upon approval by Legal Counsel as to form and legality, such documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Chairman; Thomas J. Kotel;  
Arnold L. Randall; Juan Rangel;  
Samuel Wm. Sax; Mariyana T. Spyropoulos;  
Byran S. Traubert; David Vitale - 8

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to convene an Executive Session for the purpose of discussing settlement of a legal matter related to the Calmecca Academy under Section 2(c)(5) of the Open Meetings Act and undertaking requests from the Office of Emergency Management and Communication for the OEMC Camera Infrastructure Program under Section 2(c) 8 of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7873

BE IT RESOLVED that an Executive Session of the Board of Commissioners is hereby convened for consideration of settlement of a legal matter related to the Calmecca Academy under Section 2(c) (5) of the Open Meetings Act and undertaking requests from the Office of Emergency Management and Communication for the OEMC Camera Infrastructure Program under Section 2 (c) 8 of the Open Meetings Act.

Commissioners voting in the affirmative:

Rahm Emanuel, Chairman; Thomas J. Kotel;  
Arnold L. Randall; Juan Rangel;  
Samuel Wm. Sax; Mariyana T. Spyropoulos;  
Byran S. Traubert; David Vitale - 8

Commissioners voting in the negative:

None

During the Executive Session, Legal Counsel advised the Commissioners that proposed settlements had been negotiated of two separate claims arising of errors in the title policy and survey for property acquired by the Public Building Commission for the new Brighton Park I School Project (now known as the Calmecca Academy) located in the vicinity of 37<sup>th</sup> and Homan. Chicago Title Insurance Company (“Chicago Title”) and W-T Land Surveying, Inc.

("Surveyor") each erroneously included a 20 foot strip of property containing 5,941 square feet of property that was not owned by the former owner as part of the site acquired by the Commission. As a result of the title and survey errors, the Public Building Commission incurred \$189,123 in monetary damages due to additional funds paid to the Seller and accelerated construction costs paid to the general contractor. After extensive negotiations and settlement discussions, Chicago Title and the Surveyor have each agreed to reimburse the Public Building Commission for its damages by payment of the sums of \$97,775.00 and \$91,348.58, respectively. In the opinion of Legal Counsel, the proposed settlement amounts were fair and reasonable as compensation for land erroneously included in the survey and title commitment.

At the conclusion of the Executive Session, upon motion duly made seconded, the following resolution was adopted:

RESOLUTION NO. 7874

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the recommendation by Legal Counsel to settle the claim against Chicago Title Insurance Company for title errors related to the purchase of the property for Brighton Park I (now known as Calmecca Academy) in the vicinity of 37<sup>th</sup> and Homan for the sum of \$97,775.00.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the recommendation by Legal Counsel to settle the claim against W. T. Land Surveying, Inc. for survey errors related to the purchase of the property for Brighton Park I (now known as Calmecca Academy) in the vicinity of 37<sup>th</sup> and Homan for the sum of \$91,348.58.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to take such actions and execute, upon approval by Legal Counsel as to form and legality, such documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Chairman; Thomas J. Kotel;  
Arnold L. Randall; Juan Rangel;  
Samuel Wm. Sax; Mariyana T. Spyropoulos;  
Byran S. Traubert; David Vitale - 8

Commissioners voting in the negative:

None



The next item to be considered by the Board of Commissioners during the Executive Session was Undertaking Request #2 by the Cook County Department of Homeland Security and Emergency Management and the Office of Emergency Management and Communications for the Cook County Security Camera Program at the Cook County Building located at 118 North Clark Street. This project will include the procurement and installation of a high definition closed circuit TV security camera system for the Cook County Building for the budgeted amount of \$392,611. At the conclusion of the Executive Session, the following resolution was approved:

RESOLUTION NO. 7875

BE IT RESOLVED that the Board of Commissioners hereby approves the request by the Cook County Department of Homeland Security and Emergency Management and the Office of Emergency Management and Communications to undertake the design and installation of a high definition closed circuit TV security camera system at Cook County Building for the budgeted amount of \$392,611.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to take such actions and execute, upon approval by Legal Counsel as to form and legality, such documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel; Thomas J. Kotel;  
Arnold L. Randall; Juan Rangel;  
Samuel Wm. Sax; Mariyana T. Spyropoulos;  
Byran Traubert; and David Vitale – 8.

Commissioners voting in the negative:

None

The final item on the agenda for the Executive Session was consideration of approval of Project Undertaking Request # 5 (Revised) for the OEMC Camera Infrastructure Program. This project involves the design, procurement and installation of security cameras for the South Loop Buffer Zone for an increase of \$5,000 and a revised budget amount of \$2,661,229. At the conclusion of the Executive Session, the following resolution was approved:

RESOLUTION NO. 7876

BE IT RESOLVED that the Board of Commissioners hereby approves the request (as revised) by the Office of Emergency Management and Communications to undertake the design, procurement and installation of a security camera for the South Loop Buffer Zone for an increase in the original budgeted amount of \$2,656,229 by \$5,000, resulting in a revised budgeted amount of \$2,661,229.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to take such actions and execute, upon approval by Legal Counsel as to form and legality, such documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel; Thomas J. Kotel;  
Arnold L. Randall; Juan Rangel;  
Samuel Wm. Sax; Mariyana T. Spyropoulos;  
Byran Traubert; and David Vitale – 8.

Commissioners voting in the negative:

None

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

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Secretary

APPROVED:

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Chairman

NOTICE OF AWARD  
 JANUARY 2013

REQUEST FOR SERVICE \$25,000 & UNDER					
Project Name	Service	Type	M/WBE	Firm	\$ Total
Edgebrook Elementary School	Civil Engineer Design Services			Rubinos & Mesia Engineers, Inc.	\$ 4,200.00
PBC Administration	PBC Website Maintenance & Hosting			Catalyst	\$ 20,000.00
PBC Administration	Renewal of nine administrative emails and storage			Network Solutions	\$ 181.35

NOTICE OF AWARD  
JANUARY 2013

TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	\$ Total	Total Commitment to Date
Lloyd Elementary School Artificial Turf	Environmental ABC Services	C	WBE	Carnow, Conibear & Associates	\$ 12,845.00	\$ 445,334.84
Henderson Elementary School Renovation	Environmental Reno & Demo Services	C		United Analytical Services	\$ 29,040.00	\$ 187,102.25
Collins High School Renovation	Material Testing Services	A	MBE	Interra, Inc.	\$ 9,013.00	\$ 513,643.00
Ping Tom Park Field House	Material Testing Services	R	WBE	Flood Testing Laboratories, Inc.	\$ 32,079.10	\$ 165,316.20
Chicago Children's Advocacy Center	Traffic Study	D		Gewalt Hamilton Associates,	\$ 9,944.00	\$ 9,944.00

Specialty Consultant	Term 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	\$1,000,000.00
Surveying	\$200,000.00
Traffic Study	\$200,000.00
Commissioning	\$500,000.00

R - Rotation
RMW - M/WBE Deficiency
C- Cradle to Grave (Environmental Only)
D - Directed Source
AT - Amendment to task
A - Additional Services