

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON NOVEMBER 12, 2013**

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 November 12, 2013 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman  
Byron T. Brazier  
Martin Cabrera, Jr.  
Jose G. Maldonado\*  
Toni Preckwinkle  
Samuel Wm. Sax  
Mariyana Spyropoulos  
Bryan S. Traubert

\*Oath of Office administered as Item A5 of Agenda.

Also present were:

Erin Lavin Cabonargi

A. Becerra	C. Kelly	K. Pensack
T. Behry	P. King	H. Perez
C. Blake	J. Koo	G. Perinar
G. Blakenmore	T. Later	K. Purcell
T. Butula	K. Lawada	O. Ruffin
B. Campney	F. Libby	B. Smith
R. Castillo	L. Lypson	P. Spieles
A. Del Muro	C. McClenahan	M. Sullivan
A. Fredd	D. McNabb	K. Taylor
L. Giderof	K. Mullaney	L. Tomas
R. Giderof	S. Murphy	J. Turner
A. Gomez-Leal	L. Neal	A. Vaca
C. Hansford	K. Newman	M. Vander Weele
T. Haymaker	R. Ochi	B. Vincent
M. Houston	D. Olson	
A. Ilekis	D. O'Neil	

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

Next a public participation period was held pursuant to Section 2.06(g) of the Open Meetings Act. Kathryn Pensack, George Blakemore and Dennis O'Neill had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Ms. Pensack provided comments regarding use of alternative energy sources on PBC projects and college credits for energy certification. Dennis O'Neill addressed the need for increased access to high quality public primary and secondary education such as the Payton School. George Blakemore expressed the need to hire more in-house staff and less out-sourcing of consultants and the need for more African-American contractors.

At the conclusion of public participation period, Chairman Emanuel reconvened the board meeting and presented to the Board of Commissioners for consideration of approval the minutes of the annual meeting held on October 1, 2013. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the October 1, 2013 meeting were unanimously approved.

The next item on the agenda was consideration of approval of a Resolution in memory of John E. Wilson for his service to the Public Building Commission of Chicago. Comments were provided by Commissioner Preckwinkle who stated that Mr. Wilson was a neighbor, friend, respected professional and mentor. Commissioner Sax noted that Wilson had provided exemplary service while in the U. S. Navy during a time when African-Americans were not afforded full recognition. Upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 7982**

**WHEREAS**, the members of the Board of Commissioners of the Public Building Commission of Chicago (the "Commission") were saddened to learn of the death of John E. Wilson ("Wilson"), the esteemed former Assistant Treasurer of the Public Building Commission, on October 16, 2013, at the age of 80 years; and

**WHEREAS**, a Chicago native, Wilson was born to the union of Carrie Simpson Wilson and Leroy Wilson on December 9, 1932, grew up in the Bronzeville/Grand Boulevard area of the City and was a product of the Chicago Public Schools and a former resident of the Ida B. Wells homes; and

**WHEREAS**, following graduation from Wendell Phillips High School, Wilson studied business and accounting while enrolled in Northwestern University's School of Commerce and, in 1954, became the first African-American to receive his B.S. degree from the Program; and

**WHEREAS**, Wilson served his country with pride in the United States Navy from 1955 to 1957 and then returned to Chicago where he performed bookkeeping and accounting services for individual and business clients as well as not-for-profit organizations; and

**WHEREAS**, Wilson was employed as an auditor by the State of Illinois Commerce Commission in 1963, became a certified public accountant in 1965 and established the accounting firm of John E. Wilson, Ltd. in January 1980; and

**WHEREAS**, his professional, charitable and civic activities have included Founder and Chairman of the Board of Directors of South Side Bank, board of directors of Drexel National Bank, membership in the American Institute of Certified Public Accountants, the Illinois Society of Certified Public Accountants, the National Association of Minority Certified Public Accountants and Trinity United Church of Christ; and

**WHEREAS**, Wilson was elected Assistant Treasurer of the Commission on November 12, 1986 during the administration of Harold Washington as Chairman and served the Commission with diligence and dedication as Assistant Treasurer for more than 24 years under the leadership of Chairmen who have included: Harold Washington; Eugene Sawyer; George W. Dunne; Richard M. Daley; and Rahm Emanuel; and

**WHEREAS**, Wilson will be fondly remembered for his perseverance and leadership to the Public Building Commission, devotion to his family and community, commitment to helping others, warmth and integrity.

**NOW, THEREFORE, BE IT RESOLVED** that the Chairman and Members of the Board of Commissioners of the Public Building Commission publicly acknowledge, with deep sorrow, the death of John E. Wilson, and extend our sincere condolences to his widow, Velma Wilson, his daughters Ginger Renee and Kelly Joanne, his extended family and friends, and further express our gratitude for his devoted service to the Public Building Commission of Chicago.

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized and directed to provide a plaque or other suitable memento in honor and recognition of the outstanding service of John E. Wilson to the Public Building Commission and the citizens of the City of Chicago.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
and Bryan S. Traubert - 7

**Commissioners voting in the negative:**

None

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

**RESOLUTION NO. 7983**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Jose G. Maldonado, Jr., appointee of the City of Chicago, as a board member of the Public Building Commission for a term ending on September 30, 2014.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Toni Preckwinkle,  
Samuel Wm. Sax, Mariyana Spyropoulos,  
and Bryan S. Traubert - 7

**Commissioners voting in the negative:**

None

The Board of Commissioners was presented with the appointment by the Chairman of Mariyana Spyropoulos as a member of the Administrative Operations Committee of the Public

Building Commission. Upon such appointment the members of the PBC Administrative Operations Committee are as follows:

Chairman	Dr. Byron T. Brazier.
Member	Arnold Randall
Member	Mariyana Spyropoulos

Next, Commissioner Byron Brazier presented the report of the Administrative Operations (AO) Committee meeting held on October 31, 2013, which is summarized as follows:

**1. Reports by the Executive Director.** The Executive Director presented the AO Committee with the following 2013 Third Quarter (Q3) Staff Reports: Executive Summary Report; Program Forecast Report; Market Conditions Report; Program Cost Status Report; Program Cost Effectiveness Report; Monthly Project Status Report; Sustainable Development Q3 2013 Status Report; M/WBE Commitment Reports; M/WBE Compliance Reports; and Specialty Consultants Q3 2013 Award and Commitment Report.

**2. Reports by the Chief Operating Officer.** The AO Committee accepted the following reports and recommendations by the Chief Operating Officer:

- Report regarding task orders awarded to specialty consultants to perform Environmental Renovation/Demolition Services for the Coonley ES Addition, De Diego ES and Chicago Vocational Career Academy, Construction Material Testing Services for the Higgins ES and Edgewater Library, and Survey Services for the Lindblom HS Parking Lot.
- Appointment of Architects of Record for the Walter Payton College Prep HS Annex Project, Wildwood World Magnet School Project (Ilekis Associates) and Oriole Park ES Annex Project (Wallin Gomez Architects, Ltd.)
- Recommendation to award two-year term contracts with two additional one year extension options for Comprehensive Digital Construction Printing Services in an amount not to exceed \$100,000 to: BHFx Digital Imaging, LLC; Chicago Print Group; Cross Rhodes Reprographics; Cushing & Company; and Springer Blue Print Service, Inc.
- Recommendation to appoint the following firms to provide Project Development Services in an amount not to exceed \$1,000,000 for two years with one additional one year option: Ardmore Associates; Comprehensive Construction Consulting; Cotter Consulting, Inc.; and Rodriguez & Associates.
- Recommendation to appoint Synapse Networks, Inc. to provide server migration and maintenance professional services for the Public Building

Commission in an amount not to exceed \$350,000.00 for two years with two additional one year renewal option periods.

- Recommendation to appoint Latisys to provide Third Party Hosting Services to the Public Building Commission to host data servers at an offsite hosting center for an amount not to exceed \$60,000 for two years with two additional two year option periods.

**3. Reports by the Chief Development Officer.** The AO Committee accepted the following reports and recommendations by the Chief Development Officer:

- Recommendation to approve proposed Change Orders for the following projects: Back of the Yards College Prep HS, \$63,531.00; Higgins ES Roof Replacement Project, \$16,339.00; and Ping Tom Memorial Park Field House, \$23,675.47.
- Field Order Activity Report. The AO Committee was advised that 13 field orders were issued involving the following projects: Jones College Prep Replacement HS; Bell School Addition; Hale ES Linked Annex; Edison Park ES Linked Annex; Lake View HS STEM Renovation; and Edgewater Branch Library.

**4. Report by Legal Counsel.** During Executive Session, Legal Counsel advised the AO Committee regarding a proposed settlement between the Public Building Commission and Chicago Tube and Iron Company for environmental remediation costs for the James Shields Middle School Project. A further report will be provided to the Board of Commissioners during Executive Session.

The report of the AO Committee was accepted.

The next item on the agenda was a report by the Audit Committee Chairman regarding a meeting held on October 31, 2013. Commissioner Cabrera reported that the Committee met for the purposes of consideration of the Inspector General's reports and took no action.

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. The Executive Director's report included a brochure describing "Recent Events & Awards" such as: Ping Tom Memorial Park Fieldhouse Opening on October 14, 2013; American Institute of Architects, Chicago 2013 Design Excellence Award on October 25, 2013 for the South Shore College Preparatory High School;

Urban Land Institute Public Development and Infrastructure Council on November 6, 2013. In addition, her report included the following 2013 Third Quarter (Q3) Staff Reports: Executive Summary Report; Program Forecast Report; Market Conditions Report; Program Cost Status Report; Program Cost Effectiveness Report; Monthly Project Status Report; Sustainable Development Q3 2013 Status Report; M/WBE Commitment Reports; M/WBE Compliance Reports; and Specialty Consultants Q3 2013 Award and Commitment Report.

Highlights of the various reports are summarized as follows: The Program Cost Status Report showed current program authority in excess of \$2.6 billion in project development costs, and PBC is currently under budget by 7.16% representing approximately \$188 million under the original undertaking budgets. Including a limited number of budget revisions authorized due to changes in project scope, PBC is under budget by 7.51% representing a variance of \$198.3 million under the revised undertaking budgets. The Program Cost Effectiveness Report shows change orders for Q3 2013 for construction projects was 3.4%. PBC's Indirect Costs average 16.21%, of construction costs for all projects and 12.92% of total project cost on large scale projects exceeding \$50M, both of which are well below the industry average of 25%. The Monthly Project Status Report provided a detailed snapshot of each PBC project. The Sustainable Development Report through Q3 2013 indicated that PBC has achieved LEED Certification on 58 municipally-owned projects, with an additional 20 registered projects. MBE commitments through Q3 2013 were 25.58 % for GC projects, 29.34% for JOC projects, and 28.92% for Design Build. WBE commitments through Q3 2013 for construction projects by type were 4.47% for GC projects, and 22.94% for JOC contracts, and 8.84% for Design Build. The total commitments for GC, JOC, and Design Build projects were 26.62% for MBE projects and 7.06% for WBE projects. M/WBE Commitments for Professional Service Contracts Awarded through Q3 2013 were 30.06% for MBE's and 22.44% for WBE's. M/WBE

Compliance for construction projects completed through Q3 2013 was 31.83%% for MBE's and 9.82% for WBE's. M/WBE Compliance for professional service contracts for projects completed through Q3 2013 was 62.33% for MBE's and 7.57% for WBE's. During Q3 2013, 26 task orders were issued to Specialty Consultant term contracts with a value of \$5,613,812.25. Forty percent (40%) of the dollars were awarded to MBE firms, 44% to WBE firms.

The Executive Director's reports were accepted.

The Executive Director then called upon Paul Spieles, Chief Development Officer, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts for the projects as indicated on the document entitled, "Summary of Proposed Change Orders" and attached to the minutes of this meeting as **Exhibit "A"**. After discussion and consideration, and upon motion duly made and seconded, the following Resolution was adopted:

**RESOLUTION NO. 7984**

**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 for the projects as indicated on the document entitled "Summary of Proposed Change Orders for PBC Board Meeting" and attached to the minutes of this meeting as **Exhibit "B"**.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item presented to the Commissioners was the Notice of Awards report. There were three (3) items included on the notice of contracts awarded since the previous board

meeting that were under \$25,000. The report was accepted and a copy of this report is attached hereto as **Exhibit “B.”**

The Board of Commissioners was next presented with a report regarding awards made to Specialty Consultants to be used on various projects undertaken by the Public Building Commission. There were six (6) items included on the notice of task orders issued to specialty consultants against term contracts since the previous board meeting. The report was accepted and a copy of this report is attached hereto as **Exhibit “C.”**

The next item presented to the Board of Commissioners for consideration of approval to award term contracts to BHFX Digital Imaging, LLC, Chicago Print Group, Cross Rhodes Reprographics, Cushing & Company and Springer Blue Print Services to provide Comprehensive Digital Construction Document Printing Services to the Public Building Commission. The Commissioners were advised that the firms were selected following the issuance of a Request for Qualifications and Proposals to provide cost-effective, high quality and timely delivery of construction documents and drawings for various PBC projects. Evaluation criteria included experience, technology and past performance of the organization and key personnel, project approach, diversity and price proposals. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7985**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that term contracts are hereby awarded to BHFX, Digital Imaging, LLC, Chicago Print Group, Cross Rhodes Reprographics, Cushing & Company and Springer Blue Print Services to provide Comprehensive Digital Construction Document Printing Services for various Public Building Commission projects for a term of two years with the option to extend two additional one-year terms and a maximum contract amount for each firm of not to exceed \$100,000.00 over the term of the agreement.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such actions and to execute, upon

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
 Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
 Toni Preckwinkle, Samuel Wm. Sax,  
 Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

Next the Commissioners were presented with consideration of approval to award term contracts to Ardmore Associates, Comprehensive Construction Consulting, Cotter Consulting, Inc. and Rodriguez & Associates to provide Project Development Services to the Public Building Commission. In effort to ensure a smooth transition from the Program Management Office, the selected firms would employ key personnel to aid in the continued success of Public Building Commission projects. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7986**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that term contracts is hereby awarded to Ardmore Associates, Comprehensive Construction Consulting, Cotter Consulting, Inc. and Rodriguez & Associates to provide Project Development Services for various projects undertaken by the Public Building Commission for a term of two years with the option to extend one additional one-year term and a maximum contract amount for each firm of not to exceed \$1,000,000.00 over the term of the agreement.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
 Martin Cabrera, Jr., Jose G. Maldonado, Jr.,

Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

Next the Commissioners were presented with consideration of approval to award a term contract to Synapse Networks to provide Server Migration and Maintenance Services to the Public Building Commission. The Commissioners were advised that the selected firm was uniquely qualified to provide server migration and maintenance services and was extremely familiar with PBC's server infrastructure as it provided such services through the Project Management Office. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7987**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that a term contract is hereby awarded to Synapse Networks to provide Server Migration and Maintenance Services for the Public Building Commission for a term of two years with the option to extend two additional one-year terms and a maximum contract amount for each firm of not to exceed \$350,000.00 over the term of the agreement.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval to award a term contract to Latisys to provide Third Party Data Hosting Services to the Public Building Commission to maintain data servers at an offsite hosting center. The selected firm will assist in ensuring a smooth transition of services previously performed by the Project Management Office and is an established data hosting site with significant experience in the specialized area. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7988**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that a term contract is hereby awarded to Latisys to provide Third Party Data Hosting Services to enable the Public Building Commission to maintain data servers at an offsite location for a term of two years with the option to extend two additional two-year terms and a maximum contract amount of not to exceed \$60,000.00 over the term of the agreement.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of a request from the Chicago Board of Education to convey the property located at 2317 West 23<sup>rd</sup> Place (former De La Cruz School) to Linda Elvera Lopez. The property consists of two non-contiguous parcels of land totaling 21,740 square feet and is owned by the Public Building Commission on behalf of the Board of

Education pursuant to the issuance of Series 1993 Bonds. Pursuant to Board Report No. 13-0925-OP1, the Board of Education has determined that the property is no longer required for school purposes and approved the sale of the property pursuant to advertisement for bids for the sum of \$325,000.

Upon motion duly made and seconded, the following resolution was adopted.

**RESOLUTION NO. 7989**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission hereby approves the request by the Board of Education to convey the former De La Cruz School property commonly known as 2317 West 23<sup>rd</sup> Place and legally described hereinbelow to Linda Elvera Lopez in accordance with the terms and conditions of Board Report No. 13-0925-OP1.

Legal Description:

**PARCEL 1:**

THE EAST 78.0 FEET OF THE WEST 115.0 FEET OF THE FOLLOWING TAKEN AS TRACT: LOTS 57 TO 66 BOTH INCLUSIVE, IN CHILD'S SUBDIVISION OF LAUGHTON, A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

LOTS 57 TO 66 BOTH INCLUSIVE (TAKEN AS A TRACT) IN CHILD'S SUBDIVISION OF LAUGHTON, A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID TRACT THAT PART THEREOF LYING WEST OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 90.0 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH AT RIGHT ANGLES THERETO 75.28 FEET; THENCE WEST AT RIGHT ANGLES THERETO 6.82 FEET; THENCES SOUTH 49.0 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 96.81 FEET WEST OF THE SOUTHEAST CORERN THEREOF) ALL IN COOK COUNTY, ILLINOIS.

Address:  
2317 West 23<sup>rd</sup> Place, Chicago, Illinois

PIN:  
17-30-112-037 & 17-30-112-039

**BE IT FURTHER RESOLVED** that the Secretary and Assistant Secretary of the Public Building Commission are hereby authorized and directed to execute, upon approval as to form and legality by Legal Counsel, a Quit Claim Deed and such other documents as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item presented to the Commissioners for consideration of approval was an undertaking request from the Board of Education for the planning, design and construction of the Walter Payton College Preparatory High School Annex located at 1034 N. Wells Street. The preliminary scope of work will include the construction of classrooms to accommodate 300-400 students and a gymnasium as well as renovations and upgrades to the existing building for a total project budget of \$17,000,000 with funding to be provided by or on behalf of the Board of Education. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7990**

**BE IT RESOLVED** that the request by the Chicago Board of Education for the Public Building Commission to undertake the planning, design and construction of the Walter Payton College Preparatory High School Annex located at 1034 N. Wells Street and certain renovations and upgrades to the existing building for a preliminary project budget of \$17,000,000 with funds to be provided by or on behalf of the Board of Education is hereby approved.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate

officials of the Public Building Commission to take 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 effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of an undertaking request from the Board of Education for the planning, design and construction of the Wildwood World Magnet School Annex Project located at 6950 North Hiawatha Avenue. The preliminary scope of work consists of the construction 14 classrooms, a library/media resource center, an administration office, a dining center and a kitchen as well renovations and upgrades to the existing building for a total project budget of \$15,000,000. Funding for the project will be provided by or on behalf of the Board of Education. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7991**

**BE IT RESOLVED** that the request by the Chicago Board of Education for the Public Building Commission to undertake the planning, design and construction of the Wildwood World Magnet School Annex Project located at 6950 North Hiawatha Avenue consisting of classrooms, library/media resource center, an administration office and certain renovations and upgrades to the existing building for a preliminary project budget of \$15,000,000 with funds to be provided by or on behalf of the Board of Education is hereby approved.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate officials of the Public Building Commission to take 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 effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
 Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
 Toni Preckwinkle, Samuel Wm. Sax,  
 Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of an undertaking request from the Board of Education for the planning, design and construction of the Oriole Park Elementary School Annex Project located at 5424 North Oketo Avenue. The preliminary scope of work consists of the construction of classrooms, an elevator, a library/media resource center, two administration offices, a dining center and a kitchen as well renovations and upgrades to the existing building for a total project budget of \$20,000,000. Funding for the project will be provided by or on behalf of the Board of Education. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7992**

**BE IT RESOLVED** that the request by the Chicago Board of Education for the Public Building Commission to undertake the planning, design and construction of the Oriole Park Elementary School Annex Project located at 5424 North Oketo Avenue consisting of classrooms, an elevator, library/media resource center, two administration offices, a dining center, kitchen and certain renovations and upgrades to the existing building for a preliminary project budget of \$20,000,000 with funds to be provided by or on behalf of the Board of Education is hereby approved.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate officials of the Public Building Commission to take such action and to execute, upon approval as to form and legality by Legal Counsel, such documents as may be necessary and appropriate in order to effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
 Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
 Toni Preckwinkle, Samuel Wm. Sax,  
 Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval of the appointment of Koo and Associates as the Architect of Record for the Walter Payton College Preparatory High School Annex located at 1034 N. Wells Street for a negotiated fee of not to exceed \$1,050,000. The selection of the recommended firm was based upon the qualifications of the architectural and consulting firms, key personnel and MBE/WBE participation. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7993**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby appoints Koo and Associates as the Architect of Record for the Walter Payton College Preparatory High School Annex located at 1034 N. Wells Street for a negotiated fee of not to exceed \$1,050,000.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate officials of the Public Building Commission to take such action and to execute, upon approval as to form and legality by Legal Counsel, such documents as may be necessary and appropriate in order to effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of the appointment of Ilekis Associates as the Architect of Record for the Wildwood World Magnet School Annex project located at 6950 North Hiawatha Avenue for a negotiated fee of not to exceed \$925,000. The criteria for the selection of the recommended firm was based upon the qualifications of the architectural and consulting firms, key personnel and MBE/WBE participation. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7994**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby appoints Ilekis Associates as the Architect of Record for the Wildwood World Magnet School Annex located at 6950 North Hiawatha Avenue for a negotiated fee of not to exceed \$925,000.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate officials of the Public Building Commission to take such action and to execute, upon approval as to form and legality by Legal Counsel, such documents as may be necessary and appropriate in order to effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

Next, the Commissioners were presented with consideration of approval of the appointment of Wallin Gomez Architect LTD. as the Architect of Record for the Oriole Park Elementary School Annex project located at 5424 North Oketo Avenue for a negotiated fee of not to exceed \$1,200,000. The criteria for the selection of the recommended firm was based upon the qualifications of the architectural and consulting firms, key personnel and MBE/WBE participation. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7995**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby appoints Wallin Gomez Architect LTD. as the Architect of Record for the Oriole Park Elementary School Annex project located at 5424 North Oketo Avenue for a negotiated fee of not to exceed \$1,200,000.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate officials of the Public Building Commission to take 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 effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of an undertaking request from the Board of Education for the design and construction of the new Southeast Area Elementary School Project located in the vicinity of 104<sup>th</sup> and Indianapolis Boulevard. The preliminary scope of work will provide for a 1200 student capacity for pre-kindergarten through 8<sup>th</sup> grade, a library, resource center, gymnasium with stage and surface parking lot for approximately 50 cars. The budget for the design and construction phases, including furniture, fixtures and equipment is \$35,000,000 with funds to be provided by or on behalf of the Board of Education. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7996**

**BE IT RESOLVED** by the Public Building Commission to undertake the design and construction of the new Southeast Area Elementary School Project located in the vicinity of 104<sup>th</sup> and Indianapolis Boulevard with a 1,200 student capacity and surface parking for a preliminary project budget inclusive of furniture, fixtures and equipment of \$35,000,000 with funds to be provided by or on behalf of the Board of Education.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate officials of the Public Building Commission to take 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 effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,

Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item to be considered for approval was an undertaking request from the Chicago Park District to purchase playground equipment at various park locations in support of the Chicago Plays Program pursuant to the Master Intergovernmental Agreement between the Chicago Park District and the Public Building Commission dated as of August 31, 1999. The Playground Equipment Acquisition Project will include the Abbott Park, Franklin, Goldberg, Golden Gate, Harding (George), Hayes Park, Jefferson (Nancy), Kilbourn, Levin Park, Norwood, Ridge, Riis, Robinson and Stars & Stripes park facilities for a total budget amount of \$699,055.36. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7997**

**BE IT RESOLVED** that the request by the Chicago Park District for the Public Building Commission to purchase playground equipment for certain park locations in support of the Chicago Plays Program for a total budget amount of \$699,055.36 with funds to be provided by or on behalf of the Chicago Park District.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and other appropriate officials of the Public Building Commission to take 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 effectuate this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Samuel Wm. Sax,  
Mariyana Spyropoulos and Bryan S. Traubert - 8

**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 undertaking requests from the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under Section 2 (c) (8) of the Open Meetings Act and a settlement agreement regarding the James Shields Middle School Project pursuant to Section 2 (c) (5) of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 7998**

**BE IT RESOLVED** that an Executive Session of the Board of Commissioners is hereby convened for the purpose of consideration of approval of undertaking requests by the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program and a settlement regarding the James Shields Middle School Project under Section 2 (c) (8) and Section 2 (c) (5), respectively, of the Open Meetings Act.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier  
 Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
 Toni Preckwinkle, Samuel Wm. Sax,  
 Mariyana T. Spyropoulos, and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

During the Executive Session, the Commissioners were presented with consideration of approval of Revised Undertaking Request No. 28 – Revision 01 and the request of the OEMC to increase the project budget in order to facilitate the installation of additional surveillance cameras for Security Camera Life Cycle Replacements – 04720 from \$2,345,000 approved on March 26, 2013 to \$4,084,478. Following the Executive Session, the meeting was reconvened and the following resolution was adopted upon motion duly made and seconded:

**RESOLUTION NO. 7999**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the revised undertaking request No. 28 –

Revision 01 of the Office of Emergency Management and Communications to increase the project budget for Security Camera Life Cycle Replacements– 04720 from \$2,345,000 approved on March 26, 2013 to \$4,084,478.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are authorized and directed to execute, upon approval as to form and legality by Legal Counsel, and to undertake such actions as may be necessary and appropriate in order to implement this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier  
 Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
 Toni Preckwinkle, Samuel Wm. Sax,  
 Mariyana T. Spyropoulos, and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

The next item on the agenda during the Executive Session was the consideration of approval of Revised Undertaking Request No. 30 – Revision 01 and the request of the OEMC to decrease the project budget in order to facilitate the installation of additional surveillance cameras for Security Camera Life Cycle Replacements – 04720 from \$3,250,000 approved on March 26, 2013 to \$1,510,522. Following the Executive Session, the meeting was reconvened and the following resolution was adopted upon motion duly made and seconded:

**RESOLUTION NO. 8000**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the revised undertaking request No. 30 – Revision 01 of the Office of Emergency Management and Communications to decrease the project budget for Security Camera Life Cycle Replacements– 04720 from \$3,250,000 approved on March 26, 2013 to \$1,510,522.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are authorized and directed to execute, upon approval as to form and legality by Legal Counsel, and to undertake such actions as may be necessary and appropriate in order to implement this resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier  
 Martin Cabrera, Jr., Jose G. Maldonado, Jr.,  
 Toni Preckwinkle, Samuel Wm. Sax,  
 Mariyana T. Spyropoulos, and Bryan S. Traubert - 8

**Commissioners voting in the negative:**

None

Finally, Legal Counsel advised the Commissioners during the Executive Session regarding a proposed settlement agreement between the Public Building Commission and Chicago Tube and Iron Company (“CTI”) for environmental remediation costs for the James Shields Middle School Project (now known as Brighton Park II Elementary School) in the vicinity of 4800 South Rockwell. The property was acquired from Lexington Homes and was previously owned by CTI. The soil was contaminated and entered by PBC into the Illinois EPA Site Remediation Program (“SRP”) to obtain a No Further Remediation Letter (“NFR”) in order to construct the school. A claim was filed against CTI and its insurers, Liberty Mutual Insurance Company and Continental Casualty Company, on PBC’s behalf by Eisenstein Malanchuk LLP to recover funds expended by PBC for remediation costs. After protracted negotiations a settlement was reached with CTI’s insurers to pay \$950,000 as partial recovery of PBC’s remediation costs and Legal Counsel recommended approval of the proposed settlement in the sum of \$950,000.

Following the Executive Session, the meeting was reconvened and the following resolution was adopted upon motion duly made and seconded:

**RESOLUTION NO. 8001**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the proposed settlement agreement between the Public Building Commission and Chicago Tube and Iron Corporation to recover costs incurred in connection with the remediation of the Brighton Park II (formerly known as James Shields Middle School) property located in the vicinity of 4800 S. Rockwell for the sum of \$950,000.

**BE IT FURTHER RESOLVED** that the Executive Director and appropriate officials of the Public Building Commission are authorized and

directed to execute, upon approval as to form and legality by Legal Counsel, such documents as may be necessary and appropriate in order to effectuate this resolution.

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

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***BOARD MEETING – November 12, 2013***

***CHANGE ORDERS***

**PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
November 12, 2013**

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONTRACT AWARD VALUE	AMOUNT OF PREVIOUSLY APPROVED BOARD CHANGE ORDERS	CURRENT CONTRACT VALUE (Including Previously Approved Board Change Orders)	NOVEMBER PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGE ORDERS % (of Original Contract)
<b>Close-Out</b>								
Back of the Yards College Preparatory High School 2111 W. 47th Street Project Manager: Kerry Prout	C1521	Sollitt / Brown and Momen Joint Venture	\$63,822,440.00	(\$506,638.00)	\$63,315,802.00	\$63,531.00	\$63,379,333.00	-0.69%
Higgins Elementary School Roof Replacement Project 11710 S. Morgan Street Project Manager: Jennifer Valentin	C1551	F.H.Paschen / SN Nielsen & Assoc.	\$1,512,000.00	\$0.00	\$1,512,000.00	\$16,339.00	\$1,528,339.00	1.08%
Ping Tom Memorial Park Field House 1700 S. Wentworth Project Manager: Joe Harris	PS1922	Wight & Company	\$12,500,000.00	\$94,366.22	\$12,594,366.22	\$23,675.47	\$12,618,041.69	0.94%

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

Back of the Yards High School

2111 W. 47<sup>th</sup> Street

November 12, 2013

Sollitt / Brown and Momen Joint Venture

790 N. Central Avenue

Wood Dale, IL 60191

CO	BULL	CONTRACT NUMBER	1521
NUM	NUM	ORIGINAL CONTRACT AWARD VALUE	\$63,822,440.00
APPROVED CHANGE ORDERS			(\$506,638.00)
CURRENT CONTRACT VALUE			\$63,315,802.00
004	1521-107	Televise and report on all pipes connection to the discovered drainage structure near the southern property line. Other.	\$5,981.00
004	1521-108	Demo and replace existing curb and gutter along Hoyne. Other.	\$14,773.00
004	1521-110	Provide circuit breaker, disconnect, and wiring revisions required for increased power to air-handling unit 5. Error or Omission.	\$4,569.00
004	1521-112	Electrical, door, and hardware revisions to the distance learning lab. Other.	\$11,689.00
004	1521-113	Abandon and backfill discovered drainage structure and remove associated pipe. Differing Site Conditions.	\$6,568.00
004	1521-115	Electrical revisions associated with elevator inspection. Other.	\$2,935.00
004	1521-119	Provide a hose bib in pool equipment room and soap dispensers at showers. Error or Omission.	\$4,210.00
004	1521-128	Provide plaza light fixture shims and replace drain pipes. Error or Omission.	\$12,806.00
TOTAL CHANGE			\$63,531.00
ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES			\$63,379,333.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1521 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

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

\_\_\_\_\_  
Reviewed By

\_\_\_\_\_  
Executive Director

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

Higgins Elementary School Roof Replacement and Site Renovation

11710 S. Morgan Street

November 12, 2013

F.H. Paschen / SN Nielsen & Associates LLC

5515 N. East River Road

Chicago, IL 60656

CHNG	BULL	<b>CONTRACT NUMBER C1551</b>	
ORDR	NUM	ORIGINAL CONTRACT VALUE	\$1,512,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT VALUE TO DATE</b>			<b>\$1,512,000.00</b>
001	C1551-02	Soil remediation, including undercut, geotextile fabric, and stone backfill associated with discovered unsuitable subgrade conditions. Differing Site Conditions.	\$16,339.00

<b>TOTAL CHANGE ADDITION</b>	<b>\$16,339.00</b>
<b>ADJUSTED CONTRACT VALUE AFTER APPROVAL</b>	<b>\$1,528,339.00</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1551 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

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

\_\_\_\_\_  
Reviewed By

\_\_\_\_\_  
Executive Director

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

Ping Tom Memorial Park Field House

1700 S. Wentworth

November 12, 2013

**Wight & Company**

211 N. Clinton Street, Suite 300N

Chicago, IL 60661

CHNG	BULL	<b>CONTRACT NUMBER PS1922</b>	
ORDR	NUM	ORIGINAL CONTRACT VALUE	\$12,500,000.00
NUM		APPROVED CHANGE ORDERS	\$94,366.22
<b>ADJUSTED CONTRACT VALUE TO DATE</b>			<b>\$12,594,366.22</b>
003	PS-1922-16	Security and low voltage upgrades. Client Directed.	\$23,675.47

<b>TOTAL CHANGE ADDITION</b>	<b>\$23,675.47</b>
<b>ADJUSTED CONTRACT VALUE AFTER APPROVAL</b>	<b>\$12,618,041.69</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. PS-1922 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

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

\_\_\_\_\_  
Reviewed By

\_\_\_\_\_  
Executive Director

"EXHIBIT B"

NOTICE OF AWARD  
NOVEMBER 2013

REQUEST FOR SERVICE \$25,000 & UNDER					
Project Name	Service	Type	M/WBE	Firm	\$ Total
Edgewater Library	Green Power Renewable Energy Certificate			Renewable Choice Energy	\$ 185.13
Albany Branch Library	Green Power Renewable Energy Certificate			Renewable Choice Energy	\$ 283.40
PBC Administration	Purchase of 4 Dell Optiplex AIO Computers			System Solutions	\$ 3,540.00

**"EXHIBIT C"**

NOTICE OF AWARD  
NOVEMBER 2013

TASK ORDERS AWARDED AGAINST TERM CONTRACTS					
Project Name	Service	Type	M/WBE	Firm	\$ Total
Coonley ES Addition	Environmental Reno/Demo Services	C		Environmental Consulting Group, Inc.	\$ 85,670.00
DeDiego Elementary School	Environmental Reno/Demo Services	D	MBE	GSG Consultants	\$ 1,019,445.94
Chicago Vocational Career Academy	Environmental Reno/Demo Services	R		Terracon Consultants	\$ 222,810.00
Higgins Elementary School	Construction Material Testing Services	A		SEECO Consultants Inc.	\$ 2,689.00
Edgewater Library	Construction Material Testing Services	A	MBE	Interra, Inc.	\$ 9,175.00
Lindblom High School Parking Lot	Survey Services	R		GRAEF-USA	\$ 34,260.00

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

<b>R</b> - Rotation
<b>RMW</b> - M/WBE Deficiency
<b>C</b> - Cradle to Grave (Environ. Only)
<b>D</b> - Directed Source
<b>AT</b> - Amendment to task order
<b>A</b> - Additional Services