

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON JANUARY 14, 2014**

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 January 14, 2014 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman  
Dr. Byron T. Brazier  
Martin Cabrera, Jr.  
Thomas J. Kotel  
Jose G. Maldonado  
Toni Preckwinkle  
Arnold Randall  
Samuel Wm. Sax  
Mariyana Spyropoulos  
Bryan Traubert  
David Vitale

Also present were:

Erin Lavin Cabonargi

G. Alfere	M. Harte	M. Sullivan
A. Becerra	T. Haymaker	K. Taylor
T. Beechen	B. Israel	M. Urban
L. Bibb	A. Joseph	M. Vander Weele
C. Blake	C. Kelly	M. Witry
G. Blakemore	I. Lakada	
R. Borson	T. Later	
B. Campney	L. Lypson	
R. Castillo	J. Mark	
A. Del Muro	D. McNabb	
R. DeVaughn	L. Neal	
E. Fisk-Smith	M. Pena	
T. Foucher-Weekley	K. Pensack	
A. Fredd	K. Purcell	
R. Giderof	O. Ruffin	
C. Hansford	E. Ryan	

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. George Blakemore and Bob Israel had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. George Blakemore commented on black history in public schools and diversity in the work place. Bob Israel did not provide public comments during the meeting.

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 meeting held on December 10, 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 December 10, 2013 meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Martin Cabrera, Jr. regarding the Audit Committee meeting held on December 18, 2013. Commissioner Cabrera advised the Commissioners that a report was provided to the Audit Committee regarding the audit planning process that will be undertaken for 2013 by Deloitte & Touche LLP (Deloitte). Deloitte provided a presentation that included a description of the client service team, corporate audit approach, significant risks, required communications, schedule and 2013 developments in auditing standards and accounting. In addition, an Executive Session was convened to discuss the PBC Inspector General (IG) report of investigations. The Audit Committee discussed and

reviewed the IG report and determined to take action consistent with its rules for debarment procedures previously established and approved.

Next, Commissioner Byron T. Brazier presented the report of the Administrative Operations (AO) Committee meeting held on January 2, 2014, which is summarized as follows:

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

- **Specialty Consultants – Task Orders.** Report regarding task orders awarded to specialty consultants for the following services and projects: Environmental ABC Services (Lincoln ES and Southeast Area ES); Environmental Renovation/Demolition Services (Higgins ES Roof Replacement); Geotechnical Services (Oriole Park ES Annex and Wildwood ES Addition); Survey Services (Chicago Vocational Career Academy, Lincoln ES, Southeast Area ES, Whitney Young Library, and Wildwood ES Annex); Traffic Study Services (Coonley ES Addition, Oriole Park ES, Turf Field by NTA and Wildwood ES Addition).
- **Change of Name.** Report on a name change from Regina Webster and Associates, Inc. to DLZ National, Inc.
- **Specialty Consultants – Renewal of Master Agreements.** One-year renewal agreements with the following Specialty Consultants:

**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; and 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; and United Analytical Services, 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.; and Weaver Boos Consultants North Central.

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

**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.; and V3 Companies of Illinois, Ltd.

**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, LLC; DLZ Corporation f/k/a Regina Webster & Associates; TranSystems Corporation; and V3 Companies of Illinois, Ltd.

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

- **Catalyst USA.** Appointment of Catalyst USA to provide Oracle Primavera Systems Training and Consulting Services for one year with an additional one-year renewal option for an amount not to exceed \$300,000.00 over the term of the agreement.
- **Chinatown Branch Library.** Recommendation to approve a Guaranteed Maximum Price (GMP) Agreement for Design Build Services with Wight & Company/SOM in the sum of \$10 million for the Chinatown Branch Library.
- **Solorio Academy High School.** Recommendation to appoint Wiss, Janney, Elstner Associates to perform engineering oversight services for the Solorio Academy High School Project for an amount not to exceed \$50,000.00.
- **Site Maintenance Services.** Appointment of A Safe Haven Landscaping to provide site maintenance services for a term of one year with one one-year renewal extension for an amount not to exceed \$100,000.00 for the initial term.

**2. Reports by the Chief Development Officer.** The AO Committee was advised that four (4) field orders were issued involving the following projects: Bell School Addition and Edison Park ES Linked Annex.

**3. Report by Legal Counsel.** The AO Committee was advised during Executive Session regarding the status of settlement negotiations to acquire property located at 2101-2115 S. Archer Avenue for the Chinatown Branch Library.

The next time on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She advised the Commissioners that the PBC

received the 2013 American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Award of Engineering Excellency for the Sarah E. Goode STEM Academy on December 12, 2013. Her report also included a summary of projects completed during 2013 (Hale Elementary School Linked Annex and Edison Park Elementary Linked Annex) as well as projects in development for 2014 (Chicago Children's Advocacy Center, Whitney Young Branch Library, Chinatown Branch Library, Albany Park Branch Library, Southeast Area Elementary School, Southwest Area Elementary School, Oriole Park Elementary School Annex, Wildwood Elementary School Annex, Walter Payton College Preparatory High School Addition, Abraham Lincoln Elementary School Annex, Turf Field at National Teacher's Academy, Chicago Vocational Career Academy, Coonley Elementary School Addition, Jones College Prep Renovation and Bell Elementary School Addition). The Executive Director's reports were accepted.

The next item presented to the Commissioners was the Notice of Awards report. There were nine (9) 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 "A"**.

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 14 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 "B."**

The next item presented to the Board of Commissioners was a report by the Executive Director on a name change of Regina Webster and Associates, Inc. (RWA) to DLZ National, Inc. (DLZ). It was reported that DLZ purchased RWA on December 13, 2012. DLZ has retained

all RWA staff assigned to PBC projects and submitted all appropriate documents to PBC in support of the name change. Thereupon, the Board accepted the report on the name change from RWA to DLZ, Inc.

The next item on the agenda was a report by the Executive Director regarding contract extensions for various specialty consultants. She advised the Commissioners that staff recommended exercising the second one year renewal options with certain specialty consultants that are within the limits of total contract values for Master Agreements with Task Orders to be assigned on a time card not to exceed basis. Thereupon, the Board accepted the report regarding the exercise of one (1) year renewal options with the following specialty consultants:

**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; and 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; and United Analytical Services, 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; and Weaver Boos Consultants North Central.

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

**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.; and V3 Companies of Illinois, Ltd.

**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, LLC; DLZ Corporation f/k/a Regina Webster & Associates; TranSystems Corporation; and V3 Companies of Illinois, Ltd.

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

The next item presented to the Board of Commissioners for consideration of approval was the appointment of Catalyst USA, Inc. to provide Oracle Primavera Systems Training and Consulting Services to the Public Building Commission. The selected firm has provided training and strategic input to the PBC and will support the transition of PBC from the program management to an in-house construction management model. Following consideration, and upon motion duly made, the following resolution was adopted:

**RESOLUTION NO. 8013**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission hereby approves the appointment of Catalyst USA, Inc. to provide Oracle Primavera Systems Training and Consulting Services to the Public Building Commission for a term of one year with the option to extend an additional one-year term for an amount for not to exceed \$300,000.00 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, Dr. Byron T. Brazier,  
Martin Cabrera, Jr., Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan Traubert  
and David Vitale - 11

**Commissioners voting in the negative:**

None

The next item presented to the Board of Commissioners for consideration of approval was the appointment of A Safe Haven Landscaping to provide Site Maintenance Services to the Public Building Commission for various project sites. The Commissioners were advised that the selected firm is a non-profit organization servicing the homeless and disenfranchised community which has a landscaping division and currently holds contracts with the City of Chicago and Cook County. Services will be performed on a Task Order basis as sites are identified. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8014**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that a term contract is hereby awarded to A Safe Haven Foundation to provide site maintenance services for various Public Building Commission project sites for a term of one year with 1 one-year renewal option for an amount not to exceed \$100,000.00 for the initial 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, Dr. Byron T. Brazier,  
Martin Cabrera, Jr., Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan Traubert  
and David Vitale - 11

**Commissioners voting in the negative:**

None

Next the Commissioners were presented with consideration of approval for the appointment of Wiss, Janney, Elstner Associates to provide engineering oversight services to the



Public Building Commission for the Solorio Academy High School located at 5400 South St. Louis Avenue. The selected firm will assist in investigating the causes of water filtration into the floor areas and developing repair recommendations as well as concrete pipe along the south end of the site. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8015**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that Wiss, Janney, Elstner Associates is hereby appointed to provide engineering oversight services to the Public Building Commission for the Solorio Academy High School project for an amount of not to exceed \$50,000.00.

**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, Dr. Byron T. Brazier,  
Martin Cabrera, Jr., Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan Traubert  
and David Vitale - 11

**Commissioners voting in the negative:**

None

Next the Commissioners were presented with consideration of approval to execute a Guaranteed Maximum Price (GMP) Agreement for Design-Build Services with Wight & Company/SOM for the Chinatown Branch Library Project located at 2100 South Wentworth Avenue. The selected firm has previously performed design phase services for 50 percent design

development and has committed to completing the design and construction of the project for a guaranteed maximum price of \$10 million. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8016**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that approval is hereby granted to execute a Guaranteed Maximum Price (GMP) Agreement for Design-Build Services with Wight & Company/SOM for the Chinatown Branch Library Project located at 2100 South Wentworth Avenue in the amount of \$10 million.

**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, Dr. Byron T. Brazier,  
Martin Cabrera, Jr., Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan Traubert  
and David Vitale - 11

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of a revised undertaking request from the City of Chicago for the construction of the Chinatown Branch Library located at 2100 South Wentworth. Due to increased costs of loan acquisition it is necessary to increase the amount for land acquisition and associated costs from \$3,600,000 to \$6,800,000 and the total project budget from \$15,600,000 to \$18,800,000. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8017**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission that the revised undertaking request from the City of Chicago for the total project budget for the construction of the Chinatown Branch Library located at 2100 South Wentworth in the sum of \$ 18,800,000 is hereby approved.

**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, Dr. Byron T. Brazier,  
Martin Cabrera, Jr., Thomas J. Kotel,  
Jose G. Maldonado, Toni Preckwinkle,  
Arnold Randall, Samuel Wm. Sax,  
Mariyana Spyropoulos, Bryan Traubert  
and David Vitale - 11

**Commissioners voting in the negative:**

None

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

---

Secretary

APPROVED:

---

Chairman

**"EXHIBIT A"**

**NOTICE OF AWARD  
JANUARY 2014**

REQUEST FOR SERVICE \$25,000 & UNDER						
Project Name	Service	Type	M/WBE	Firm	\$ Total	Total Commitment to Date
Walter Payton College Prep H.S. Addition	Surveying Services			Gremlay & Biederman	\$ 7,750.00	\$ 7,750.00
Chicago Vocational High School Renovation	Asset Mapping			Target Group	\$ 24,999.00	\$ 24,999.00
PBC Administration	P6 EPPM Licenses			Oracle	\$ 23,485.00	\$ 293,995.00
PBC Administration	VM Ware Software and required support			System Solutions	\$ 13,749.00	\$ 284,259.00
PBC Administration	Microsoft Windows Server			System Solutions	\$ 3,230.00	\$ 287,489.00
PBC Administration	4 Dell All-in-one Computers			System Solutions	\$ 3,540.00	\$ 291,029.00
PBC Administration	Network services			Computer Onsite	\$ 11,250.00	\$ 11,250.00
PBC Administration	Annual Mailbox Expenses			Network Solutions	\$ 181.35	\$ 181.35
PBC Administration	Network services			Unisys	\$ 2,100.00	\$ 19,500.10

**"EXHIBIT B"**

**NOTICE OF AWARD  
JANUARY 2014**

TASK ORDERS AWARDED AGAINST TERM CONTRACTS						Total Commitment to Date
Project Name	Service	Type	M/WBE	Firm	\$ Total	
Lincoln ES	Environmental A,B,C	RMW	WBE	Carnow, Conlbear & Assoc., LTD	\$ 51,216.00	\$ 718,475.84
Southeast Area ES	Environmental A,B,C	C		AMEC Environmental & Infrastructure	\$ 267,304.00	\$ 963,582.60
Higgins ES Roof Replacement	Environmental Reno & Demo	C	WBE	Carnow, Conlbear & Assoc., LTD	\$ 2,500.00	\$ 585,285.50
Oriole Park Elementary School Annex	Geotechnical	RMW	WBE	Professional Services Industries, Inc	\$ 27,849.00	\$ 45,429.90
Wildwood Elementary School Addition	Geotechnical	R		URS Corp.	\$ 30,742.50	\$ 30,742.50
Chicago Vocational Career Academy	Survey Services	A		Landmark Engineering	\$1,857.00	\$ 31,157.00
Lincoln ES	Survey Services	R		National Survey Service	\$ 14,500.00	\$ 14,500.00
Southeast Area ES	Survey Services	AT		Tecma Associates	\$ 6,200.00	\$ 17,600.00
Whitney Young Library	Survey Services	A		American Surveying & Engineering	\$ 4,850.00	\$ 23,400.70
Wildwood Elementary School Annex	Survey Services	R		Crawford, Murphy, Tilly, Inc.	\$ 11,940.00	\$ 11,940.00
Coonley Elementary School Addition	Traffic Study	R		Baxter & Woodman, Inc.	\$ 16,120.00	\$ 16,120.00
Oriole Park Elementary School	Traffic Study	RMW	WBE	Terra Engineering	\$ 17,556.00	\$ 33,062.00
Turf Field by NTA	Traffic Study	RMW	WBE	Terra Engineering	\$ 15,506.00	\$ 33,062.00
Wildwood Elementary School Addition	Traffic Study	RMW	MBE	Globetrotters Engineering Corp.	\$ 14,040.00	\$ 14,040.00

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 (Environ. Only)
D - Directed Source
AT - Amendment to task order
A - Additional Services