

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON MAY 10, 2016**

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 May 10, 2016 at 2:30 P.M.

The following Commissioners were present:

Martin Cabrera, Jr.  
Frank S. Clark  
Thomas J. Kotel  
Jose G. Maldonado, Jr.  
Toni Preckwinkle \*\*  
Arnold L. Randall  
Jesse H. Ruiz  
Samuel Wm. Sax  
Albert D. Tyson III \*\*

\*\* Arrived during Item A4 on the Agenda.

Also present were:

Felicia S. Davis

G. Blakemore	K. LaJeun	E. Reid
N. Cole	T. Later	K. Robinson
A. Del Muro	L. Lypson	V. Robinson
R. Del Real	C. McClenahan	J. Rodriguez
R. DeVaughn	A. Marti	E. Ryan
J. Doyle	P. Montenegro	K. Smith
P. Doyle	M. Moore	E. Stoner
K. Dwyer	L. Neal	E. Stritch
A. Fredd	B. Newmark	B. Svoboda
K. Galvin	D. O'Neill	D. Triplett
L. Giderof	G. Parr	K. Washington
K. Harvey	I. Parr	T. Foucher-Weekley
V. Hightower	M. Pena	A. Wiggins
F. Hudson	K. Pensack	R. Williams
G. Johnson	N. Perez	MP. Witry
G. Johnson	D. Peteet	B. Zatar
A. Joseph	B. Pirok	J. Zito
M. Keys	K. Purcell	
J. Koo	A. Quathamor	

In the absence of Chairman Emanuel, the meeting was called to order by Commissioner Sax and the presence of a quorum was established.

Following the roll call, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. George Blakemore, Kathryn Pensack, Jack Blue and Dennis O'Neill had each 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 provided comments in opposition to the use of the former Stroger Hospital for construction of a proposed hotel and the lease of public land to private developers. Kathryn Pensack provided comments regarding the award of a contract by the Public Building Commission for cost estimating services and the cost per square foot expended by the Public Building Commission to construct schools and libraries and the costs to construct facilities by other public agencies including Cook County. Jack Blue and Dennis O'Neill although previously registered did not provide any comments during the public comment period.

At the conclusion of the public participation period, Acting Chairman Sax reconvened the meeting and presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on April 12, 2016. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the April 12, 2016 meeting were unanimously approved.

Next, Commissioner Maldonado presented the report of the Administrative Operations (AO) Committee meeting held on April 28, 2016, which is summarized as follows:

**1. Reports by the Chief Operating Officer.** The AO Committee accepted the report by the Chief Operating Officer regarding the following:

- Task Orders issued to Interra, Inc. (MBE) for Material Testing and Inspection services at the Lindblom Math and Science Parking Lot Project, and ATC Group Services, Inc. for Environmental (Renovation and Demolition) at Merlo Branch Library Feasibility Study. **EXHIBIT A**
- Recommendation to approve Pre-Qualification of two firms to provide Cost Estimating Services for PBC Projects, namely: CCS International (MBE) and The Concord Group.

- Status of review of submittals received from 65 firms to a Request for Qualifications/Proposals (RFQ/P) issued by PBC for General Contractors in five categories, namely: Class A (no limit); Class B (NTE \$10 million); Class C (NTE 5 million); Class D (NTE \$2 million), and Class E (NTE \$500,000). Submittals were being reviewed by Staff, and recommendations would be made at the May Board Meeting.

**2. Reports by the Managing Architect. Director of Construction.** The AO Committee accepted the report by the Managing Architect on behalf of the Director of Construction recommending amendments to professional services agreements for the following projects: Southeast Area Elementary School, SMNG-A, Architect of Record, in the amount of \$18,092.45; and Dunne Technology Academy Modernization, FMG, Architect of Record, in the amount of \$10,500.00.

**3. Reports by the Director of Construction.** Consideration of approval of the report by the Director of Construction regarding the following change orders was deferred following discussion by the Board of Commissioners:

- **Dunne Technology Academy Modernization (Scope A)** – change order in the amount of \$28,255.78;
- **Dunne Technology Academy Modernization (Scope B)** – net change order of \$38,121.92;
- **Lincoln Elementary School Annex** -- change order in the amount of \$114,973.00.

The AO Committee was advised that 11 field orders were issued regarding the following projects: Southwest Area School; Cauty Elementary School Annex; Edwards Elementary School Annex & Renovation; Wildwood Elementary School Annex; and Lincoln Elementary School Annex.

The report of the AO Committee was accepted.

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

**RESOLUTION NO. 8290**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue amendments to professional services agreements for the projects as indicated on the document entitled, “Proposed Amendment Report to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit B**.

**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” and attached to the minutes of this meeting as **Exhibit C**.

**Commissioners voting in the affirmative:**

Martin Cabrera, Jr., Frank S. Clark,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold L. Randall,  
Jesse H. Ruiz, Samuel Wm. Sax,  
and Albert D. Tyson III - 9

**Commissioners voting in the negative:**

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. The Executive Director provided the Commissioners with an update regarding the PBC’s 2016 strategic initiative of contractor capacity building. She advised that this initiative would increase the capacity of small contractors and spur economic diversity in the City by providing emerging contracting firms with the experience of holding a prime contract with a governmental agency. In response to a Request for Qualifications (RFQ) for the pre-qualification of general contractors that was circulated among all 50 aldermanic offices, assist agencies, social media, 65 submissions were received. Additional outreach to the RFQ was obtained through a pre-submission conference and contractor workshop held on March 30, 2016, which was attended by 186 persons representing 132 different firms and a contractor workshop held on April 6, 2016. Responses were grouped by amount of contract value following the City’s General Contractor licensing categories and the following submittals were received: Class A (no limit), 38 firms including 4 MBE and 3 WBE; Class B (greater than \$10 million), 3 firms; Class C (greater than \$5 million), 6 firms including 1 MBE and 1 WBE firm; Class D (greater than \$2 million), 13 firms including 3 MBE, 3 WBE and 2 MBE and WBE; and Class E (greater than \$500,000), including 2 MBE

firms. Following review by an Evaluation Committee consisting of PBC construction and design professionals, a further report and recommendations for pre-qualification will be provided at the next board meeting.

The Executive Director's report was accepted.

The next item on the agenda was consideration of approval of the appointment of CCS International and the Concord Group to provide Cost Estimating Services to the Public Building Commission. In response to a Request for Qualifications (RFQ), seven submittals were received and evaluated by staff in the areas of experience and past performance, qualifications/relevant experience of key personnel, project approach, MBE and WBE utilization plan along with financial capacity, legal actions and organization structure. Based upon the overall consensus of the Evaluation Committee, it was recommended that the Public Building Commission appoint CCS International (MBE) and The Concord Group to provide cost estimating services on a task order basis for various projects undertaken by the Public Building Commission for an amount not to exceed \$1,000,000.00 for a term of three years with up to two one-year extensions. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8291**

**BE IT HEREBY RESOLVED** that the Public Building Commission hereby appoints CCS International (MBE) and The Concord Group to provide cost estimating services on a task order basis for various projects for an amount not to exceed \$1,000,000.00 for each firm and a term of three years with up to two one-year extensions.

**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:**

Martin Cabrera, Jr., Frank S. Clark,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold L. Randall,  
Jesse H. Ruiz, Samuel Wm. Sax,  
and Albert D. Tyson III - 9

**Commissioners voting in the negative:**

None

The final item on the agenda was consideration of approval to appoint NORESKO, LLC, an Energy Service Company, to provide Guaranteed Energy Performance Contracting Services for the Metropolitan Water Reclamation District (MWRD) Energy Efficiency Program. Pursuant to the Public Building Commission's Multi-Agency Guaranteed Energy Performance Contracting Program ("Program"), specialized Energy Service Companies (ESCO's) were utilized to identify, design and implement economically feasible energy-related capital improvements. After conducting an investment grade audit and submitting a Preliminary Energy Efficiency Feasibility Analysis for the MWRD/PBC Program based on an independent analysis of the building operations at the MWRD O'Brien Water Treatment Facility in Skokie, Illinois, Noresko was selected by the MWRD evaluation committee to produce an Investment Grade Audit Report for the MWRD/PBC Program. Based on the report, MWRD has determined that it will implement some of the recommended energy conservation projects in phases over the next several years including the replacement of antiquated steam boilers, HVAC control upgrades, steam pipe insulation and the conversion of obsolete light fixtures. The initial projects will include project undertakings approved April 12, 2016 for the MWRD 125<sup>th</sup> Street Boiler Replacement Project in the amount of \$378,842.00 and the MWRD 2016/2017 Energy Conservation Projects in the amount of \$4,250,000.00. Accordingly, it was recommended that the Commission enter into a Guaranteed Energy Performance Contract with NORESKO LLC for the PBC/MWRD Energy Efficiency Program. On motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8292**

**BE IT HEREBY RESOLVED** that the Public Building Commission of Chicago hereby appoints NORESKO, LLC, an energy service company, to provide Guaranteed Energy Performance Contracting Services for the PBC/MWRD Energy Efficiency Program.

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

Martin Cabrera, Jr., Frank S. Clark,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold L. Randall,  
Jesse H. Ruiz, Samuel Wm. Sax,  
and Albert D. Tyson III - 9

**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



# TASK ORDERS AWARDED AGAINST TERM CONTRACTS

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

May 2016							
TASK ORDERS AWARDED AGAINST TERM CONTRACTS							
Project No.	Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
<b>Lindblom Math and Science Parking Lot</b>							
		Material Testing & Inspection	A	MBE	Interra, Inc.	\$ 10,759.00	\$ 809,293.50
<b>Merlo Branch Library (Feasibility Study)</b>							
		Environmental Reno/Demo	R		ATC Group Services, Inc.	\$ 15,430.00	\$ 15,430.00

Specialty Consultant	Terms 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	\$ 1,500,000.00
Surveying	\$ 200,000.00
Traffic Study	\$ 600,000.00
Commissioning	\$ 500,000.00

Type - Legend
R - Rotation
RMW - M/WBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Orders
AT - Amendment to Task Order
A - Additional Services



Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative Operations Committee  
April 28, 2016

"EXHIBIT B"

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Fee	Amount of the Proposed Amendment	Revised Agreement / Fee Including Proposed Amendments
1	Southeast Area Elementary School	SMNG-A	PS2029 AM-001	Architect of Record	<p>This amendment is for additional design services associated with various client directed revisions, including: design and specification of a lightning protection system for the building; design and specification of a wireless DVS system for the remote parking lot; design services associated with the layout of security equipment at the remote parking lot; and modifications to the kitchen and server wall finishes.</p> <p>The services included in this amendment were not included in the original scope of services.</p>	\$2,289,896.00	\$18,092.45	\$2,307,988.45
2	Dunne Technology Academy Modernization	FGM	PS2051 AM-001	Architect of Record	<p>This amendment is for additional civil engineering design services associated with the client directed relocation of the playground site.</p> <p>The services included in this amendment were not included in the original scope of services.</p>	\$434,630.00	\$10,500.00	\$445,130.00

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***REGULAR BOARD MEETING – May 10, 2016***

***CHANGE ORDERS***

"EXHIBIT C"

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
May 10, 2016

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED BOARD CHANGES	CURRENT CONTRACT VALUE (Including Previously Approved Changes)	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGE ORDERS % (of Original Contract)
<b>Closeout</b>								
Dunne Technology Academy Modernization (Scope A) 10845 S. Union Avenue Project Manager: Mike Powell	C1566	Powers and Sons Construction	\$4,842,000.00	\$141,341.37	\$4,983,341.37	\$28,255.78	\$5,011,597.15	0.58%
Dunne Technology Academy Modernization (Scope B) 10845 S. Union Avenue Project Manager: Mike Powell	C1566A	Old Veteran Construction, Inc.	\$1,488,014.00	\$21,503.12	\$1,509,517.12	\$38,121.92	\$1,547,639.04	2.56%
Lincoln Elementary School Annex 615 Kemper Place Project Manager: Andy Horn	C1561	Blinderman - Meccor Joint Venture	\$14,020,000.00	\$85,053.00	\$14,105,053.00	\$114,973.00	\$14,220,026.00	1.45%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Dunne Technology Academy Modernization – Scope A

10845 S. Union Avenue

May 10, 2015

**Powers and Sons**  
2636 W. 15<sup>th</sup> Avenue  
Gary, Indiana 46404

CHNG	BULL	<b>CONTRACT NUMBER 1566</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$4,842,000.00
NUM		APPROVED CHANGE ORDERS	\$141,341.37
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$4,983,341.37</b>
002	1566-007A	Revise design of ADA ramp, including foundation modifications associated with discovery of underground obstructions. Differing Site Conditions.	\$28,255.78
<b>DEFERRED</b>			

TOTAL CHANGE ADDITION \$28,255.78

**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$5,011,597.15**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1566 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

Dunne Technology Academy Modernization (Scope B)

10845 S. Union Avenue

May 10, 2016

Old Veteran Construction, Inc.

10942 S. Halsted Street

Chicago, Illinois 60628

CHNG	BULL	CONTRACT NUMBER C1566A	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,488,014.00
NUM		APPROVED CHANGE ORDERS	\$21,503.12
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$1,509,517.12</b>
002	1566A-001B	Furnish and install mechanically fastened base sheeting in lieu of specified mopped down vapor retarder at existing roof. Differing Site Condition.	\$24,782.80
002	1566A-002B	Remove and replace deteriorated metal siding. <b>DEFERRED</b> Error or Omission.	\$11,204.20
002	1566A-017B	Replace (6) Lexan window panes at existing school with new clear tempered glazing. Error or Omission.	\$1,199.92
002	1566A-018B	Furnish and install (2) door closers for each door leaf at door #15B. Error or Omission.	\$935.00
TOTAL CHANGE ADDITION			\$38,121.92
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>			<b>\$1,547,639.04</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1566A 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

Lincoln Elementary School Annex

615 Kemper Place

May 10, 2016

**Blinderman – Meccor Joint Venture**  
**224 N. DesPlaines Street, Suite 650**  
**Chicago, IL 60661**

CHNG	BULL	<b>CONTRACT NUMBER C1561</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$14,020,000.00
NUM		APPROVED CHANGE ORDERS	\$85,053.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$14,105,053.00</b>

003	1561-093	Moisture mitigation at concrete slab-on-grade and elevated decks to facilitate flooring installation. Other.	\$114,973.00
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### DEFERRED

TOTAL CHANGE ADDITION	\$114,973.00
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$14,220,026.00</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1561 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