

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JUNE 14, 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 June 14, 2016 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Martin Cabrera, Jr.*
Frank S. Clark **
Thomas J. Kotel
Toni Preckwinkle
Arnold L. Randall
Jesse H. Ruiz
Samuel Wm. Sax
Mariyana T. Spyropoulos
Rev. Albert D. Tyson III

Arrived during Item A8 *
Arrived during Item A2 **

Also present were:

Felicia S. Davis

K. Bedford	G. Johnson	D. O'Neill
J. Beatty	G. Johnson	N. Perez
M. Bell	R. Johnson	J. Pietrzyk
G. Blakemore	A. Joseph	B. Pirok
M. Coffey	M. Kelly	A. Quathamor
T. Cox	M. Keys	E. Rivera
A. Del Muro	P. King	K. Robinson
R. DeVaughn	K. LaJeun	V. Robinson
P. Doyle	T. Later	J. Rodriguez
Q. Edward	L. Lypson	E. Ryan
M. Emerson	C. McClenahan	E. Fisk-Smith
M. Fernandez	L. McGuire	K. Smith
D. Flanagan	A. Maniscaleo	D. Trevino
A. Fredd	A. Marti	D. Triplett
K. Galvin	L. Martinez	J. Ward
L. Giderof	C. Miller	T. Foucher-Weekley

R. Giderof	D. Min	A. Wiggins
M. Hartsfield	L. Neal	R. Williams
F. Hudson	B. Newmark	M. Witry

The meeting was called to order by Chairman Rahm Emanuel 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, Mary Hartsfield 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 regarding the need for public officials to work together to correct the chronic problems facing the schools, police and pension systems and address the issues of crime and employment in the African American community. Mary Hartsfield expressed concerns regarding the corruption of public officials and employment of former convicts and homeless persons. Dennis O'Neill expressed appreciation for the work that Mayor Emanuel and Eugene Jones are doing to improve the Chicago Housing Authority especially in the Roosevelt Square area.

At the conclusion of the public participation period, Chairman Emanuel reconvened the meeting and presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on May 10, 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 May 10, 2016 meeting were unanimously approved.

The next item on the agenda was consideration of approval of a resolution commending the service of Reverend Albert D. Tyson III as a Commissioner of the Public Building Commission. The Executive Director read for the record the following resolution:

RESOLUTION NO. 8293

WHEREAS, on November 10, 2015, Reverend Albert D. Tyson III was appointed as a Commissioner of the Public Building Commission of Chicago and a member of the Administrative Operations Committee where he provided leadership to the Commission staff in his role on the Committee and distinguished himself as a member of the Board; and

WHEREAS, in addition to his volunteer service for the PBC Board, Reverend Tyson is the current Presiding Elder, North District, Chicago Annual Conference and served as a member of the Board of Trustees of the City Colleges of Chicago from 2000 until 2011; and

WHEREAS, Reverend Tyson's civic and community engagement has deep roots in Chicago. Reverend Tyson is currently a member of the Community Advisory Council of the Urban Health Program of the University of Illinois at Chicago; Chicago Branch Treasurer for the Congress of National Black Churches; Chairman of the Seventh Congressional District Clergy; Chicago Branch Chairman of the Minister's Division of the Rainbow/P.U.S.H. Coalition; and a member of the Operation P.U.S.H. Board of Directors. He has also been a board member of the Community Task Force at Malcolm X College, the Westside Health Authority, Henry Horner Boys & Girls Club, Bobby E. Wright Comprehensive Community Mental Health Center, The Women's Treatment Center, Chicago Theological Seminary, Interfaith Organizing Project, and the Near Westside Community Development Corporation. He is a Lifetime Member of the NAACP; and

WHEREAS, Reverend Tyson has served the parishioners of Saint Stephen African Methodist Episcopal Church from 1985 to 2011. In the past, he has been Assistant Minister to the Pisgah African Methodist Episcopal Church in Jersey City, New Jersey; Assistant Minister to the Ebenezer African Methodist Episcopal Church in Evanston, Illinois; and Pastor to the Saint James African Methodist Episcopal Church in Evanston, Illinois; and

NOW, THEREFORE, BE IT RESOLVED, that Reverend Tyson is hereby commended by the Chairman, members of the Board of Commissioners and the Executive Director of the Commission for his leadership and dedicated service to the Public Building Commission and the residents of the City of Chicago and Cook County; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to present an appropriate copy of this resolution to Reverend Tyson commemorating his service as a member of the Board of Commissioners of the Public Building Commission of Chicago.

Following the reading of the resolution, upon motion made by Commissioner Sax and seconded by Commissioner Preckwinkle, the resolution was adopted by the Board of Commissioners:

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Thomas J. Kotel, Toni Preckwinkle,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax, and
Mariyana T. Spyropoulos – 8.

Commissioners voting in the negative:

None

The next item on the agenda was the nomination by Chairman Emanuel of Lindy F. McGuire to serve as Assistant Secretary of the Public Building Commission of Chicago until the Annual Meeting of the Board of Commissioners on October 3, 2016, or until a successor is elected. There being no further nominations and upon the vote being taken, Lindy F. McGuire was unanimously elected to the office of Assistant Secretary of the Public Building Commission.

Next, Commissioner Arnold Randall presented the report of the Administrative Operations (AO) Committee meeting held on June 2, 2016, which is summarized as follows:

1. Reports by the Chief Operating Officer. The AO Committee was advised by the Chief Operating Officer regarding the status of pre-qualification of General Contractor Classification Types B-E. She advised that 66 submittals were received in response to the Request for Qualifications (RFQ) and that PBC staff had evaluated each firm's submittals based upon technical competence and past performance, qualifications, financial capacity and other criteria. Based upon the evaluation, the Executive Director will provide a full report to the Board. The AO Committee accepted the report by the Chief Operating Officer.

2. Report by the Director of Construction.

The AO Committee also accepted the report by the Director of Construction regarding the following change orders:

- **Dunne Technology Academy Modernization (Scope A)** – change order in the amount of \$28,255.78 in order to revise the design of ADA ramp, including concrete, utility and excavation modifications associated with discovery of underground obstructions. Specifically, sanitary sewer and roof drain lines were discovered, requiring modifications to the foundations for the ADA ramp.

- **Lincoln Elementary School Annex** – change order in the amount of \$114,973.00 for the Contractor to furnish and install moisture mitigation materials throughout the annex in areas scheduled to receive solid vinyl tile flooring in accordance with the manufacturer’s recommendations and requirements.
- **Payton College Prep High School Annex** – change order in the amount of \$584,958.00 due to enhancements to the flooring assembly in the 3rd floor gymnasium and weight/fitness room and includes the installation of a jack-up slab gym floor assembly.

The AO Committee was advised that 14 field orders were issued regarding the following projects: Southeast Area Elementary School; Southwest Area School; Payton High School Annex; Cauty Elementary School Annex; Jamieson Elementary School Annex; and Edwards Elementary School Annex & Renovation.

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. 8294

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 “A”**.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Thomas J. Kotel, Toni Preckwinkle,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax, Mariyana T. Spyropoulos,
and Rev. 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 advised the Commissioners regarding the following awards and commendations for Public Building

Commission projects: Chicago Association of Realtors, “2016 Good Neighbor Award” for the Albany Park Branch Library; Chicago Building Congress-Construction Owners Association of America “Owners’ Choice Award” for the Chicago Children’s Advocacy Center Addition; Chicago Building Congress, “2016 Merit Award (New Construction Under \$55M)” for the Chinatown Branch Library; Urban Land Institute Chicago “2016 Public Investment Vision Award” for the Chinatown Branch Library. In addition, the Chinatown Branch Library project was featured in the May issue of the national publication, “Building Design + Construction, for receiving the Gold Team Building Award.

The Executive Director’s reports were accepted.

The Board of Commissioners was next presented with a report entitled, “Notice of Awards on contracts not in excess of \$25,000”. There was one item listed on the report attached to the board materials. The report was accepted and a copy of this report is attached hereto as **Exhibit “B”**.

The next item on the agenda was consideration of approval of the pre-qualification of General Contractor Classification Types B-E based upon project size limits in the following categories: A – No Limit; B – Greater than \$10 million; C – Greater than \$5 million; D – Greater than \$2 million; and E – Greater than \$500,000. The Executive Director advised the Commissioners that this initiative is designed to promote contractor capacity building for completion of smaller facility renovations and/or site improvement projects by providing opportunities for small contracting firms to enter into contracts as general contractors with the Public Building Commission. Outreach efforts by the Public Building Commission to encourage small firms to participate included communications with all 50 aldermanic offices, assist agencies, social media, e-mail alert service, Operation Push, HACIA, African American Contractors Association. In addition, a Pre-submission Conference and two Contractor

Workshops were at the Renaissance Collaborative and a Contractor Workshop held over two days that were attended by 186 persons representing 132 different firms. As a result of the outreach efforts 66 responses were submitted in response to the Request for Qualifications (RFQ). Submissions were evaluated by an Evaluation Committee on the basis of technical competence/past performance, qualifications and relevant experience of Key Personnel, and the firm's financial capacity. Upon recommendation by the Executive Director, and on motion duly made and seconded, the Board of Commissioners approved the pre-qualification of General Contractor Classification Types B-E as follows:

RESOLUTION NO. 8295

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners that the following firms are pre-qualified to provide general contracting services to the Public Building Commission by General Contractor Classification Types B-E based on the following not-to-exceed project limit sizes:

CLASS B (Limits – up to \$10 Million on a single project)

Firm Name

Broadway Electric, Inc.
Frederick Quinn Corporation
Poulos, Inc.

CLASS C (Limits – up to \$5 Million on a single project)

Firm Name

Cosgrove Construction, Inc.
McDonagh Demolition, Inc.
Robe, Inc.

CLASS D (Limits – up to \$2 Million on a single project)

Firm Name

A&D Property Services, Inc. (MBE)
Christy Weber & Company (WBE)
CREA Construction, Inc. (MBE & WBE)
GMA Construction Group
Keyboard Enterprises Development, Inc. (MBE)
KMW Communities, LLC (MBE)
Mariottini Construction, Inc.
Safeway Construction Company, Inc. (MBE)

Troop Contracting, Inc.

CLASS E (Limits – up to \$500,000 on a single project)

Firm Name

Aseret Development Series, LLC (WBE)

Brooklyn Construction Services, Inc.

Buckeye Construction Company, Inc.

Griffin Gallery & Interiors (MBE & WBE)

ISA Energy Construction

Murphy & Jones Company, Inc. (MBE)

On-Call Properties, Inc.

Star & Crest Décor, Inc. (MBE & WBE)

Tropic Construction Corp.

Unique Casework Installations, Inc. (MBE & WBE)

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,

Frank S. Clark, Thomas J. Kotel,

Toni Preckwinkle, Arnold L. Randall,

Jesse H. Ruiz, Samuel Wm. Sax,

Mariyana T. Spyropoulos, and Rev. Albert D. Tyson III – 10.

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval of a request from the Board of Education (the “Board”) for the Public Building Commission to transfer and convey property owned by the Public Building Commission on behalf of the Board to the City of Chicago in trust for the use of Schools at the following locations: Calmecca Academy of Fine Arts and Dual Language located at 3456 West 38th Street, pursuant to Board Resolution No. 16-0525-RS3, adopted on May 25, 2016; Solorio Academy High School located at 5400 South St. Louis Avenue, pursuant to Board Report No. 16-0525-RS2, adopted on May 25, 2016; and Westinghouse College Prep High School (part of) located at 3223 West Franklin Street, pursuant to Board Report No. 16-0525-RS4 adopted on May 25, 2016. The foregoing properties were conveyed or acquired by the Commission at the request of the Board for the construction of new school projects. The Commission has completed the projects, and the Board

has paid the Commission in full, including the cost of the land. Accordingly, upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8296

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the request from the Chicago Board of Education for the Public Building Commission to transfer title to the following-described property to City of Chicago in trust for the Use of Schools, is hereby approved:

Name of School:	Calmecca Academy of Fine Arts and Dual Language
Property Address:	3456 West 38th Street
Permanent Index Numbers:	16-35-403-001; 16-35-403-003; 16-35-403-007; 16-35-403-008; 16-35-403-009; 16-35-403-043; 16-35-403-044; 16-35-403-045; 16-35-403-046

Legal Description:

LOT 3 (EXCEPT THE SOUTH 66.46 FEE THEREOF) AND ALL OF LOT 2 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.A. REES SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT RECORDED MARCH 10, 1923 BOOK 178 OF PLATS, PAGE 5 AS DOCUMENT NUMBER 7834571, IN COOK COUNTY, ILLINOIS.

THE SOUTH 66.46 FEET OF LOT 3 ALL IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT 7834571, IN COOK COUNTY, ILLINOIS./

LOT 4 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART J.H. REES' SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT 7834571, IN COOK COUNTY, ILLINOIS.

LOTS 5, 6 AND THE NORTH 10.00 FEET OF LOT 7 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT 7834571, IN COOK COUNTY, ILLINOIS.

LOT 7 (EXCEPT THE NORTH 10.00 FEET THEREOF) IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT 7834671, IN COOK COUNTY, ILLINOIS.

LOT 1 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT 7834571; AND

ALL THAT PART OF WEST 37TH PLACE, LYING NORTH OF AND ADJOINING SOUTH LINE OF LOT 1 PRODUCED EAST, TO ITS INTERSECTION WITH EAST LINE OF SAID LOT 1 PRODUCED SOUTH, TO ITS INTERSECTION WITH SOUTH LINE OF SAID LOT 1 PRODUCED EAST IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING FURTHER DESCRIBED AS:

THE NORTH 31.14 FEET, MORE OR LESS OF THE WEST 20.45 FEET, MORE OR LESS OF THE EAST 317.62 FEET, MORE OR LESS OF THAT PART OF WEST 37TH PLACE, LYING WEST OF SOUTH HOMAN AVENUE, IN COOK COUNTY, ILLINOIS.

LOT 8 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION OF PART OF J.H. REES' SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT RECORDED MARCH 10, 1923 AS DOCUMENT 7834571, IN COOK COUNTY, ILLINOIS.

LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 15, INCLUSIVE; LOTS 40 TO 45, INCLUSIVE; AND LOTS 16 AND 39 (EXCEPT THE WEST 4.3 FEET OF SAID LOTS 16 AND 39) IN BLOCK 7 IN ADAM SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 11 AND LOT 1 IN BLOCK 12 AND ALL OF BLOCK 17 IN J. H. REES' SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF THE VACATED WEST 37TH STREET, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF

LOTS 1 TO 15, INCLUSIVE AND LOTS 16 AND 39 (EXCEPT THE WEST 4.3 FEET OF LOTS 16 AND 39) IN BLOCK 7 IN ADAM SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 11 AND LOT 1 IN BLOCK 12 AND ALL OF BLOCK 17 IN JAMES H. REES' SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL, IN COOK COUNTY, ILLINOIS.

(EXCEPT THOSE PARTS DEDICATED BY AN ORDINANCE PASSED BY THE CITY OF CHICAGO AND RECORDED JUNE 21, 2010 AS DOCUMENT NUMBER 1017210079), IN COOK COUNTY, ILLINOIS.)

Name of School: Solorio Academy High School
Property Address: 5400 South St. Louis
Permanent Index Number: 19-11-400-010 (Formerly part of 19-11-400-007)

Legal Description:

PARCEL 1:

A PARCEL OF LAND BEING PART OF THE WEST 10.04 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 494.00 FEET NORMALLY DISTANT NORTH OF THE NORTH LINE OF WEST 55TH STREET, SAID NORTH LINE BEING 33.00 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4, WITH A LINE 50.00 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 01 DEGREES 14 MINUTES 41 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 91.23 FEET; THENCE NORTH 04 DEGREES 31 MINUTES 51 SECONDS EAST 212.68 FEET; THENCENORTHEASTERLY 271.39 FEET ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 427.79 FEET AND A CHORD WHICH BEARS NORTH 22 DEGREES 42 MINUTES 16 SECONDS EAST 266.86 FEET; THENCE NORTH 40 DEGREES 52 MINUTES 42 SECONDS EAST ALONG A TANGENTIAL LINE 91.72 FEET; THENCE NORTHEASTERLY 154.09 FEET ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 475.42 FEET AND A CHORD WHICH BEARS NORTH 31 DEGREES 35 MINUTES 36 SECONDS EAST 153.41 FEET TO A LINE 1238.00 FEET NORMALLY DISTANT NORTH OF THE NORTH LINE OF WEST 55TH STREET; THENCE NORTH 88 DEGREES 49 MINUTES 41 SECONDS EAST PARALLEL WITH SAID NORTH LINE 311.27 FEET TO THE WEST LINE OF ST. LOUIS AVENUE, SAID WEST LINE BEING 33.00 FEET NORMALLY DISTANT WEST OF THE CENTER LINE OF ST. LOUIS AVENUE; THENCE

SOUTH 01 DEGREES 14 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE 744.00 FEET TO A LINE 494.00 FEET NORMALLY DISTANT NORTH OF THE NORTH LINE OF WEST 55TH STREET; THENCE SOUTH 88 DEGREES 49 MINUTES 41 SECONDS WEST PARALLEL WITH SAID NORTH LINE 585.58 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 377,227 SQUARE FEET OR (8.660 ACRES).

Name of School: Westinghouse High School (Part of)
Property Address: 3223 W. Franklin
Permanent Index Number: 16-11-229-025 and 16-11-230-029

FORMER PINS:

16-11-229-005	16-11-229-016	16-11-230-006	16-11-230-016
16-11-229-006	16-11-229-017	16-11-230-007	16-11-230-017
16-11-229-007	16-11-229-022	16-11-230-008	16-11-230-018
16-11-229-008	16-11-229-023	16-11-230-009	16-11-230-019
16-11-229-009	16-11-229-024	16-11-230-010	16-11-230-020
16-11-229-010	16-11-230-001	16-11-230-011	16-11-230-021
16-11-229-011	16-11-230-002	16-11-230-012	16-11-230-022
16-11-229-013	16-11-230-003	16-11-230-013	16-11-230-023
16-11-229-014	16-11-230-004	16-11-230-014	
16-11-229-015	16-11-230-005	16-22-230-015	

Legal Description:

LOTS 1 THROUGH AND INCLUDING 23, 34 AND 35, IN BLOCK 1 AND LOTS 1 THROUGH AND INCLUDING 35, BOTH INCLUSIVE, IN BLOCK 2 IN HAYWARD'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO THOSE PORTIONS OF THE VACATED STREETS AND ALLEYS LYING ADJACENT TO AND BETWEEN THE LOTS DESCRIBED ABOVE VACATED BY THE FOLLOWING ORDINANCES: VACATION ORDINANCE PASSED MARCH 2, 1951, RECORDED MAY 3, 1951 AS DOCUMENT NUMBER 15067936. VACATION ORDINANCE PASSED MARCH 29, 2006, RECORDED ON MARCH 31, 2006 AS DOCUMENT NUMBER 0609027104, AND AN ORDINANCE FOR THE VACATION OF PART OF NORTH SAWYER AVENUE AND NORTH SPAULDING AVENUE, BETWEEN WEST FRANKLIN BOULEVARD AND THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY AND THE ADJACENT ALLEYS PASSED JANUARY 14, 1918, RECORDED JANUARY 23, 1918 AS DOCUMENT NUMBER 6264246.

THE ABOVE DESCRIBED PROPERTY, TAKEN AS A TRACT, IS LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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, quit claim deeds and such documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Frank S. Clark, Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Jesse H. Ruiz, Samuel Wm. Sax,
Mariyana T. Spyropoulos, and Rev. Albert D. Tyson III – 10.

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of an Undertaking Request from the Chicago Public Library (CPL) for design and construction of the Whitney Young Branch Library Renovation and Addition Project located at 7901 South Martin Luther King Drive in the amount of \$6,378,958 exclusive of moving expenses, furniture, fixtures, equipment, computers, library collections and public art. The Commissioners were advised that funding for this project has been identified as the CPL for the amount of \$4,378,958.00 and the Chicago Housing Authority for the amount of \$2,000,000.00. The scope of the project will be further defined by PBC in collaboration with CPL and the Department of Fleet and Facilities Management (2FM) of the City of Chicago. Upon completion of the final scope, schedule and detailed budget, a further report will be presented to the Board of Commissioners for consideration of approval. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8297

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the Undertaking Request from the Chicago Public Library for the Whitney Young Branch Library Renovation and Addition Project located at 7901 South Martin Luther King for an amount not-to-exceed \$6,378,958.00 exclusive of moving expenses, furniture, fixtures, equipment, computers, library collections and public art.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
 Frank S. Clark, Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Jesse H. Ruiz, Samuel Wm. Sax,
 Mariyana T. Spyropoulos, and Rev. Albert D. Tyson III – 10.

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a Partial Undertaking Request from the City Colleges of Chicago (“CCC”) for the Richard J. Daley College Advanced Manufacturing Center Project located at 7500 South Pulaski Road. It is contemplated that the Project will include a new manufacturing center, new Student Services Center, demolition of seven temporary structures at the north end of the campus, construction of a parking lot, landscaping and associated site work. The Commission will work together with CCC to commence planning, design and pre-construction activities in order to develop a final scope, schedule and budget for the Project upon approval by the Board of Trustees of CCC. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8298

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the Partial Undertaking Request from the City Colleges of Chicago Public Schools to commence planning, design and pre-construction activities in order to develop a final scope, schedule and budget for the delivery of a new Advanced Manufacturing Center, new Student Services Center, demolition of seven temporary structures at the north end of the campus, construction of a parking lot, landscaping and associated site work to be located at 7500 South Pulaski Road.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Frank S. Clark, Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Jesse H. Ruiz, Samuel Wm. Sax,
Mariyana T. Spyropoulos, and Rev. Albert D. Tyson III – 10.

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of an Intergovernmental Agreement (“IGA”) between the Public Building Commission (PBC) and the City Colleges of Chicago (CCC). The IGA will provide a mechanism for the PBC to undertake the Advanced Manufacturing Center project on behalf of CCC. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8299

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the form of the Master Intergovernmental Agreement (IGA) between the Public Building Commission of Chicago (PBC) and the City Colleges of Chicago (“CCC”) for the implementation of various projects by the PBC on behalf of the CCC including the Richard J. Daley College Advanced Manufacturing Center Project located at 7500 South Pulaski Road.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
 Frank S. Clark, Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Jesse H. Ruiz, Samuel Wm. Sax,
 Mariyana T. Spyropoulos, and Rev. Albert D. Tyson III – 10.

Commissioners voting in the negative:

None

Finally, the Board was presented with consideration of approval to appoint Tilton, Kelly + Bell, LLC (“TBK”) to provide Programming Architect Services for the Richard J. Daley College Advanced Manufacturing Center Project located at 7500 South Pulaski. The Board was advised that TBK, a certified Woman-owned Business Enterprise (“WBE”) is an established architectural firm with a broad range of experience with higher education clients including the City Colleges of Chicago (“CCC”). Prior services by TBK to CCC include feasibility studies, programming, planning, architectural and interior design. In view of its prior experience on CCC projects, it was recommended that the Board appoint TBK to provide Programming Architect Services for the Daley College Advanced Manufacturing Center with a final fee and MBE/WBE Utilization Plan to be determined upon finalization of the program and delivery method. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8300

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints Tilton, Kelly + Bell, LLC (“TBK”) to provide Programming Architect Services for the Richard J. Daley College Advanced Manufacturing Center to be located at 7500 South Pulaski Road.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to negotiate with TBK a final fee and MBE/WBE Utilization Plan and to report the final fee and utilization plan to the Board of Commissioners upon finalization of the program and delivery method.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Frank S. Clark, Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Jesse H. Ruiz, Samuel Wm. Sax,
Mariyana T. Spyropoulos, and Rev. Albert D. Tyson III – 10.

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING – June 14, 2016

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
June 14, 2016

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 CHANGES % (of Original Contract)
Closeout								
Dunne Technology Academy Modernization (Scope A) 10845 S. Union Avenue Project Manager: Mike Powell	C1566	Powers and Sons	\$4,842,000.00	\$141,341.37	\$4,983,341.37	\$28,255.78	\$5,011,597.15	0.58%
Lincoln Elementary School Annex 615 S. 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	0.82%
Construction								
Payton College Prep High School Annex 1034 N. Wells Street Project Manager: Mark Lindstrom	C1562	F.H. Paschen / Milhouse Joint Venture	\$13,462,000.00	\$168,197.00	\$13,630,197.00	\$584,958.00	\$14,215,155.00	4.35%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Dunne Technology Academy Modernization – Scope A

10845 S. Union Avenue

June 14, 2016

Powers and Sons
2636 W. 15th Avenue
Gary, Indiana 46404

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

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

Lincoln Elementary School Annex

615 Kemper Place

June 14, 2016

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

CHNG	BULL	CONTRACT NUMBER C1561	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$14,020,000.00
NUM		APPROVED CHANGE ORDERS	\$85,053.00
ADJUSTED CONTRACT PRICE TO DATE			\$14,105,053.00
003	1561-093	Moisture mitigation at concrete slab-on-grade and elevated decks to facilitate flooring installation. Other.	\$114,973.00

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

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

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Payton College Preparatory High School Annex

1034 N. Wells

June 14, 2016

Paschen / Milhouse Joint Venture
5515 N. East River Road
Chicago, IL 60656

CHNG	BULL	CONTRACT NUMBER C1562	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$13,462,000.00
NUM		APPROVED CHANGE ORDERS	\$168,197.00
ADJUSTED CONTRACT PRICE TO DATE			\$13,630,197.00
002	1562-016	Gym and weight room flooring assembly revisions (jack-up slab). Revised Substantial Completion Date: September 2, 2016. Error or Omission.	\$584,958.00

TOTAL CHANGE ADDITION	\$584,958.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$14,215,155.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1562 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



UNDER \$25,000 CONTRACTS

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

JUNE 2016				
UNDER \$25,000.00 CONTRACTS				
Contract No.	Project Name	Service	Firm	Award Amount
PS2075	Payton Annex	Structural Engineering Vibration Investigation Services	Thornton Tomasetti	\$ 24,500.00