

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON MARCH 14, 2017**

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 March 14, 2017 at 1:00 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman  
Martin Cabrera, Jr.  
Frank M. Clark  
Jose G. Maldonado, Jr.  
Arnold Randall  
Jesse H. Ruiz  
Samuel Wm. Sax - 7

Also present were:

Carina E. Sánchez

G. Blakemore	A. Joseph	K. Purcell
J. Borkman	T. Kikta	A. Quathamor
D. Bryant	G. Klinzman	F. Rico
R. DeVaughn	K. LaJeune	K. Robinson
P. Doyle	T. Later	J. Rodriguez
A. Fredd	L. Lypson	B. Scanlan
L. Giderof	L. McGuire	E. Fisk-Smith
R. Giderof	J. Mark	K. Smith
G. Grabowski	A. Marti	T. Foucher-Weekley
L. Granato	P. Montenegro	A. Wiggins
M. Hartsfield	L. Neal	M. Witry
Ge. Johnson	E. O'Keefe	
Gi. Johnson	B. Payne	

The meeting was called to order by the 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 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 provided comments regarding the role of the City of Chicago as a sanctuary city, the effects of immigration and naturalization on African Americans and the need for African American elected officials to exercise leadership in addressing local and national issues. Mayor Emanuel noted that Chicago is a “welcoming” city for everyone.

Next, Chairman Emanuel presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on February 14, 2017. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the February 14, 2017 meeting were unanimously approved.

The next item on the agenda was consideration of approval by the Board of Commissioners of a Resolution commending the service of Martin Cabrera, Jr. as a Commissioner of the Public Building Commission. The Executive Director then read into the record the following Resolution:

**Resolution No. 8356**

**WHEREAS**, on February 16, 2011, Martin Cabrera, Jr. was appointed as Commissioner of the Public Building Commission of Chicago and distinguished himself as a member of the Board and as the Chairman of the Audit Committee of the Public Building Commission of Chicago; and

**WHEREAS**, in addition to his volunteer service to the PBC Board, Martin Cabrera, Jr. is the chief Executive Officer and Founder of Cabrera Capital Markets and Cabrera Capital Partners; and

**WHEREAS**, Mr. Cabrera participates in numerous civic activities and through a citizenship program he supports non-profit organizations, educational institutions and agencies that provide services and support to neighborhoods and individuals. The most active of these civic activities is his sponsorship of the Stock Market Game™, a nationwide program that teaches financial literacy and the operations of the capital markets to students in grades 4-12. Playing the Stock Market Game™ in high school inspired Mr. Cabrera to obtain his Bachelor of

Science degree in Finance from Northern Illinois University and to study at the London School of Economics; and

**WHEREAS**, Mr. Cabrera has demonstrated an unwavering commitment to serving communities across Chicago. He currently serves as Chairman of the Chicago Plan Commission, Board Member at Chicago Community Trust, Member of the Archbishop's Finance Council and Chairman of the Real Estate Committee for the Archdiocese of Chicago, Chairman of the Endowment Committee at St. Ignatius College Prep, Governing Board Member at Econ Illinois and Board Member of World Business Chicago; and

**WHEREAS**, Mr. Cabrera has made invaluable contributions to the Public Building Commission to facilitate its mission of providing sustainable facilities to improve the quality of life for the residents of the City of Chicago. In his role as Chairman of the Audit Committee, Martin Cabrera has provided strong leadership to the Commission with respect to its financial matters and the administration of the policies and programs of the Commission;

**NOW, THEREFORE, BE IT RESOLVED** that Martin Cabrera, Jr. 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 citizens 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 Martin Cabrera, Jr., commemorating his outstanding service as Commissioner of the Board and Chairman of the Audit Committee of the Public Building Commission of Chicago.

Following the reading of the Resolution, commendations were expressed by the Commissioners. Commissioner Sax indicated that Commissioner Cabrera had served the Commission as an outstanding chairman of the Audit Committee. Chairman Emanuel commended Commissioner Cabrera for his role in establishing public private partnerships, service to the Public Building Commission and other civic endeavors. Upon motion duly made and seconded, Resolution No. 8356 was approved by as follows:

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera,  
 Frank M. Clark, Jose Maldonado, Jr.,  
 Arnold Randall, Jesse H. Ruiz and  
 Samuel Wm. Sax – 7

**Commissioners voting in the negative:**

None

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on March 2, 2017 summarized as follows:

The AO Committee heard and accepted the following recommendation and report from the Chief of Staff:

- A recommendation to approve an amendment for Synapse Networks, database development and maintenance services. This amendment exercises the second of two one year extension options through April 2018.
- A report indicating that the PBC would have an Architect of Record appointment recommendation for Chicago Park District projects at the March Board meeting.

The AO Committee heard and accepted the following recommendation from the Director of Construction:

- A recommendation to approve a change order for the Jamieson Elementary School Annex project in the total sum of \$42,400.00. This change order is to remove and dispose of the existing modular building.

Finally, the AO Committee was advised that four field orders were approved and issued involving three projects.

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

**RESOLUTION NO. 8357**

**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 the professional services agreement for the projects and services as indicated on the document entitled, "Proposed Amendment Report to the Administrative Operations Committee" and attached to the minutes of this meeting as **Exhibit "A"**.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera,  
Frank M. Clark, Jose Maldonado, Jr.,  
Arnold Randall, Jesse H. Ruiz and  
Samuel Wm. Sax – 7

**Commissioners voting in the negative:**

None

**RESOLUTION NO. 8358**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue a change order to the construction contract for the project and services as indicated on the document entitled, "Proposed Change Order Report to the Administrative Operations Committee" and attached to the minutes of this meeting as **Exhibit "B"**.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera,  
Frank M. Clark, Jose Maldonado, Jr.,  
Arnold Randall, Jesse H. Ruiz and  
Samuel Wm. Sax – 7

**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 highlights of accomplishments achieved during 2016 which included the completion of \$185 million in capital improvement projects. Four new annexes and two newly constructed schools were completed on behalf of the Chicago Public Schools. Renovation

projects at two branch libraries and \$15 million in technology and infrastructure improvements were completed on behalf of OEMC for public safety improvements while increasing network capabilities and communication.

The Executive Director also presented a map depicting all projects completed by the Public Building Commission from 2011 to the end of calendar year 2016. The completed capital improvement projects amounted to nearly \$1.8 billion while fostering sustainability within communities and offering long-term benefits to neighborhoods. She advised the Commissioners that 3,138 persons earned more than \$31.5 million working on PBC projects completed during 2016.

The Executive Director and her staff were commended and the report was accepted.

Next, the Board of Commissioners was presented with consideration of approval of Partial Undertaking Requests from the Board of Education for various school projects. The Executive Director advised the Commissioners that the PBC has been requested to undertake the delivery of eight capital projects for the Chicago Public Schools, including: Byrne Elementary School Annex located at 5329 S. Oak Park Avenue; Dore Elementary School located at 65<sup>th</sup> and Nottingham Avenue; South Loop Elementary School located at 1601 S. Dearborn Street; and Zapata Elementary School Annex located at 2778 S. Kostner Avenue. The budget for these four Partial Undertakings has been established at \$121,500,000.

The Board of Commissioners was presented with consideration of approval of Partial Undertaking Requests from the Board of Education for the Columbia Explorers Academy Modular Project located at 4520 South Kedzie and the Ebinger Elementary School Annex located at 7350 West Pratt Avenue. The budget for this Partial Undertaking has been established at \$14,500,000.

Next the Board of Commissioners was presented with a consideration of approval of Partial Undertaking Requests from the Board of Education for the Lake View High School Renovation located at 4051 North Ashland Avenue and the Lincoln Park High School Renovation located at 2001 North Orchard Street. The budget for the Partial Undertakings has been established at \$33,651,662. CPS will identify the source of funds, which will include CPS capital bonds and Tax Increment Funds. PBC's scope of services may include bidding, construction and close out. The Public Building Commission will work collaboratively with the Chicago Public Schools to define the scope of the projects and the schedule that can be achieved with available funding for each project. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8359**

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of Commissioners that the Partial Undertaking Request by the Board of Education for the Public Building Commission of Chicago to undertake the following capital projects for the Chicago Public Schools at an estimated budget of \$169,651,662 is hereby approved:

Byrne Elementary School Annex located at 5329 S. Oak Park Avenue;  
 Dore Elementary School located at 65<sup>th</sup> and Nottingham Avenue;  
 South Loop Elementary School located at 1601 S. Dearborn Street;  
 Zapata Elementary School Annex located at 2778 S. Kostner Avenue.  
 Columbia Explorers Academy Modularity located at 4250 S. Kedzie Avenue  
 Ebinger Elementary School Annex located at 7350 West Pratt Avenue  
 Lake View High School Renovation located at 4015 North Ashland Avenue  
 Lincoln Park High School Renovation located at 2001 North Orchard Street.

**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,  
 Frank M. Clark, Jose Maldonado, Jr.,  
 Arnold Randall, Jesse H. Ruiz and  
 Samuel Wm. Sax – 7

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of the appointment of Bailey Edward Design to provide Architect of Record (AOR) services for Chicago Park District projects. The scope of services that will be undertaken by the Public Building Commission on behalf of the Chicago Park District will include various renovation and repair projects that include water infiltration issues, roof replacement, repairs to historic landmark buildings, masonry repairs, ADA accessibility and other repairs as required. The Public Building Commission identified experienced architectural firms with appropriate renovation experience for the projects and interviewed four firms to provide AOR services. An Evaluation Committee was formed and made an assessment of the firms based on project experience, proposed project team, project approach and demonstrated commitment to MBE/WBE participation in the execution of the services. By consensus, the Evaluation Committee recommended Bailey Edward Design, a WBE firm, to serve as Architect of Record for the projects. Specific site



assignments, the final negotiated fees and subconsultant teams will be reported to the Board of Commissioners by the Executive Director at a later date. Upon motion duly made and seconded, the following resolution was approved:

**RESOLUTION NO. 8360**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the appointment of Bailey Edward Design to provide Architect of Record services for various repair and renovation projects to be undertaken by the Public Building Commission on behalf of the Chicago Park District.

**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,  
Frank M. Clark, Jose Maldonado, Jr.,  
Arnold Randall, Jesse H. Ruiz and  
Samuel Wm. Sax – 7

**Commissioners voting in the negative:**

None

Next, the Board of Commissioners convened an Executive Session for the purpose of discussing undertaking requests from the Office of Emergency Management and Communications (OEMC) and the Office of Budget and Management for the OEMC Camera Infrastructure Program under Section 2 (c) (8) of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8361**

**BE IT RESOLVED** that an Executive Session of the Board of Commissioners is hereby convened for consideration of approval of undertaking requests by the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under Section 2 (c) (8) of the Open Meetings Act.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera,  
 Frank M. Clark, Jose Maldonado, Jr.,  
 Arnold Randall, Jesse H. Ruiz and  
 Samuel Wm. Sax – 7

**Commissioners voting in the negative:**

None

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

**RESOLUTION NO. 8362**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the following Undertaking Requests from the Office of Emergency Management and Communications (OEMC) and the Office of Budget and Management for the OEMC Camera Infrastructure Program:

<b><u>No.</u></b>	<b><u>Description</u></b>	<b><u>Amount</u></b>
119	Security Camera/Network Maintenance	\$3,949,384.00
122	2017 OVS Public Safe Camera System Maintenance	<u>\$ 500,000.00</u>
	Total:	\$4,449,384.00

**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, Martin Cabrera,  
 Frank M. Clark, Jose Maldonado, Jr.,  
 Arnold Randall, Jesse H. Ruiz and  
 Samuel Wm. Sax – 7

**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

Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative Operations Committee  
March 2, 2017

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Fee	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
1	Program Wide	Synapse Networks	PS2018 AM002	Database Development and Maintenance Services	<p>This amendment exercises the second of two one year-extension options for services through April 2018.</p> <p>The scope of services in this amendment are an extension of the services included in the original agreement.</p>	\$350,000.00	<b>\$0.00</b>	\$350,000.00

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***REGULAR BOARD MEETING – March 14, 2017***

**CHANGE ORDERS**

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
March 14, 2017

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 CHANGES % (of Original Contract)
<b>Closeout</b>								
Jamieson Elementary School Annex 5650 N. Mozart Street Project Manager: Andy Horn	C1567	Old Veteran Construction, Inc.	\$12,989,000.00	\$0.00	\$12,989,000.00	\$42,400.00	\$13,031,400.00	0.33%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Jamieson Elementary School Annex

5650 N. Mozart Avenue

March 14, 2017

Old Veteran Construction, Inc.

10942 S. Halsted Street

Chicago, IL 60628

CHNG	BULL	<b>CONTRACT NUMBER 1567</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,989,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$12,989,000.00</b>
001	1567-016	Remove and dispose of existing modular building. Client Directed Change.	\$42,400.00

TOTAL CHANGE ADDITION

\$42,400.00

**ADJUSTED CONTRACT PRICE AFTER APPROVAL**

**\$13,031,400.00**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1567 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