

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE RESCHEDULED MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2018

The rescheduled 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 October 1, 2018 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel
Olga Camargo
Frank Clark
Jose G. Maldonado
Toni Preckwinkle
Arnold Randall
Jesse Ruiz
Samuel Wm. Sax
Mariyana Spyropoulos - 9

Also present was:

Carina E. Sánchez

J. Beatty	L. Lypson	N. Perez
J. Borkman	L. McGuire	K. Purcell
N. Castillo	A. Marti	F. Rico
A. Fredd	J. Martinez	K. Robinson
L. Giderof	G. Moreno	J. Rodriguez
R. Giderof	J. Muench	E. Scanlan
S. Hendrich	L. Neal	T. Foucher-Weekley
G. Johnson	E. O'Keefe	A. Wiggins
A. Joseph	B. Payne	M. Witry
K. LeJeune	K. Pensack	

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. Kathryn Pensack had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of

Commissioners on January 11, 2011. Kathryn Pensack provided comments regarding climate change and the need for the Public Building Commission to promote carbon-free energy and solar panels in the construction and development of public schools and other improvements throughout the City of Chicago.

Next, the Chairman presented to the Board of Commissioners for consideration of approval the minutes of the regular board meeting held on September 11, 2018. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the September 11, meeting were unanimously approved.

Next, the Oath of Office was administered to Frank M. Clark, appointee of the Board of Education, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2023. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8471

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Frank M. Clark, appointee of the Board of Education of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2023.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The Oath of Office was next administered to Jesse H. Ruiz, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission of Chicago for a term ending September 30, 2023. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8472

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Jesse H. Ruiz, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission for a term ending on September 30, 2023.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item on the agenda was the nomination and election of officers of the Public Building Commission of Chicago for terms ending September 30, 2019, as follows:

Rahm Emanuel	Chairman
Lori Ann Lypson	Secretary
Lindy F. McGuire	Assistant Secretary
Arnold Randall	Treasurer
Tanya Foucher-Weekley	Assistant Treasurer

There being no further nominations and upon vote being taken, the aforesaid nominees were unanimously elected to the offices set forth opposite their respective names.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations Committee meeting held on September 30, 2019 which is summarized as follows:

The Executive Director provided a summary of the proposed PBC 2019 Administrative Budget and the Richard J. Daley Center Operating and Capital Budget.

The Director of Finance gave a detailed analysis of the budgets as well as cost savings and efficiencies that are being implemented. The Executive Director will provide details during her budget presentation.

The Chief of Staff reported on the following recommendations:

Task order awards for Architect of Record Services to Ross Barney Architects, a Women Business Enterprise firm, for the Merlo Branch Library Project in the sum of \$386,500 and to STL Architects, a MBE firm, for the Read Dunning Salt Storage Facility Project in the sum of \$7,500.

The Guaranteed Maximum Price (GMP) in the sum of \$76,366,713 for Design Build services to UJAMAA Power II, a MBE firm, for the South Side High School Project attached hereto as **Exhibit "A"**.

Approval to award term contracts to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing for Comprehensive Digital Construction Document Printing services and Construction Cost Estimating Services to CCS International, Inc. The Concord Group, Rider Levett Bucknall and Vistara Construction Services.

The Chief Development Officer reported on field orders for various projects and recommended approval of change orders as follows: a credit in the sum of (\$49,063) for unused commission contingency for the Ebinger Elementary School Site Prep Project and a credit for liquidated damages in the sum of (\$12,618) for the Lincoln Elementary School Project; and a change order in the total sum of \$157,068 for site restoration at the south playlot and a credit for unused site work allowance for the Jamieson Elementary School Annex Project.

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Order Report is attached hereto as **Exhibit "B."**

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. 8473

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 to construction contracts for the projects and services as indicated on the document entitled, “Proposed Change Order Report for PBC Board Meeting” and attached to the minutes of this meeting as **Exhibit “C”**.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval to award term Contracts to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing for Comprehensive Digital Construction Document Printing Services to the Public Building Commission. The Commissioners were advised that four proposals for the services were received in response to the public advertisement, and that the responses were evaluated based upon each firm’s experience and past performance, qualifications of key personnel, pricing, references, financial capacity and Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) utilization plan. Based upon the review, the Evaluation Committee recommended the award of term contracts to provide Comprehensive Digital Construction Document Printing Services to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8474

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to award term contracts to Comprehensive Digital Construction Document Printing Services to Aloha Document Services, Inc. d/b/a Aloha Print Group, Cross Rhodes Print & Technologies and Cushing, to be administered on a task order basis, for an amount not to exceed \$500,000 and a term of three (3) years with two successive one year extensions.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to term award contracts to CCS International, Inc. The Concord Group, Rider Levett Bucknall, and Vistara Construction Services to provide Construction Cost Estimating Services to the Public Building Commission of Chicago. Six firms responded to public advertisements for firms interested in providing the services and were evaluated on the basis of the following criteria: experience and past performance, qualifications of key personnel, pricing, references, financial capacity and Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) utilization plan. Based upon the review, the Evaluation Committee recommended the award of term contracts to CCS International, Inc. The Concord Group, Rider Levett Bucknall, and Vistara Construction Services

to provide Construction Cost Estimating Services to the Public Building Commission of Chicago. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8475

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to award term contracts to CCS International, Inc. (MBE), The Concord Group, Rider Levett Bucknall, and Vistara Construction Services to provide cost estimating services to the Public Building Commission of Chicago, to be administered on a task order basis, for an amount not to exceed \$1,500,000 for a term on three (3) years with two successive one year extensions.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 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. She advised the Commissioners that the Public Building Commission hosted a delegation of approximately 20 architects, engineers and other construction experts from Hangzhou City, China regarding construction activities and projects undertaken by the Public Building Commission in the City of Chicago. She also advised that the Public Building Commission conducted an information session regarding Letters of Interest and Qualifications (LIQ) for Architecture and Engineering services on September 20, 2018 at the

Harold Washington Library Auditorium. Further, a Pre-Submission Conference for JOC Services RFP was held on September 26, 2018.

Following discussion, the Executive Director's report was accepted.

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2019 Administrative Budget for the Public Building Commission. The Executive Director reported to the Commissioners that the proposed 2019 Public Building Commission Administrative Budget was \$9,616,792, which is approximately four per cent less than the 2018 budget. She advised the Commissioners regarding the reduction in revenues derived from bond lease revenue, which generates only \$1.5 million annually and will expire completely in 2020. Currently the Public Building Commission's primary resource for funding is through its Administrative Fees. She noted further that the level of resources for the Commission's administrative budget fluctuates as PBC's workload (WIP) fluctuates and that the estimated 2019 WIP for undertakings and anticipated projects is \$268 million of which \$119 million is from projects in planning. The Executive Director committed to continue to take necessary action to ensure fiscal responsibility and solvency for the Commission.

After discussion and consideration, and upon motion duly made and seconded, the proposed 2019 Public Building Commission of Chicago Consolidated Administrative Expense Budget was unanimously approved and is attached hereto collectively as **Exhibit "D"**.

RESOLUTION NO. 8476

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2019 Consolidated Administrative Expense Budget in the total amount of \$9,616,792 attached hereto as **Exhibit "D"** is hereby approved.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
 Frank M. Clark, Jose G. Maldonado,
 Toni Preckwinkle, Arnold Randall,
 Jesse H. Ruiz, Samuel Wm. Sax and
 Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2019 Operating and Capital Budget for the Richard J. Daley Center. The Executive Director advised the Commissioners that the proposed Daley Center operating budget for 2019 is \$15,921,648, which represents a minimal increase of 0.90% over the 2018 budget. The resulting rental rate for the Daley Center is \$12.50 per square foot which compares favorably to comparable commercial real estate in downtown Chicago. For 2019, cost savings in the operating budget are expected to result from reductions in utilities and tenant steam, and projected increases stem from annual increases to union cleaning, security services, engineering wages and commercial liability insurance. The 2019 Capital Improvement Budget includes \$5,095,458 for new projects such as Building Automation System Upgrades, Façade and Louver Repairs, Security Upgrades and Repairs to the Clark Street Stairway. The percentage for Operating Expense Allocation for 2019 are as follows: Cook County – 95.88%, City of Chicago – 0.34%, and Public Building Commission – 3.76%. After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 8477

WHEREAS, the Board of Commissioners hereby approves the proposed Richard J. Daley Center Operating and Capital Budgets for Fiscal Year 2019, namely: \$15,921,648 and \$5,095,458, respectively, for a total 2019 budget amount of \$21,017,016.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the Richard J. Daley Center Operating and Capital Budget for the fiscal year January 1, 2019 to December 31, 2019 attached hereto collectively as **Exhibit "E."**

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts in the sum of 3.76% and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the Richard J. Daley Center 2019 Operating and Capital Budgets for the fiscal year January 1, 2019 to December 31, 2019.

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a Partial Undertaking Request from the Board of Education for the delivery of twelve capital projects as follows:

- Brooks College Prep Academy Turf Field Repairs, 250 E. 111th Street
- Corliss High School Renovation, 821 E. 103rd Street
- Dore Elementary School Pre-K Expansion, 6108 S. Natoma
- Kenwood Academy High School Renovation, 5015 S. Blackstone Avenue
- Locke Elementary School Renovation, 2828 N. Oak Park Avenue
- Lovett Elementary School Renovation, 6333 W. Bloomingdale Avenue
- Phillips Academy High School Athletic Amenities, 244 E. Pershing Road
- Prosser Career Academy Renovations, 2148 N. Long Avenue
- Washington High School Renovation, 3535 E. 114th Street
- Rickover High School Education Program
- New Belmont Cragin Replacement School
- New Hancock Replacement School

The proposed budget for the Partial Undertaking is \$228,240,000 and does not include items to be provided by CPS such as fixtures, furniture and equipment, CPS project

management, IT equipment and text books. Funds for the Partial Undertaking will be identified by the Chicago Public Schools including, but not limited to, CPS Capital Funds and State Funds. PBC will work collaboratively with CPS to further define the scope and schedule that can be achieved within the available funds for each of the Projects. PBC's scope of services for the projects may include but is not limited to Planning through Construction and Closeout.

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

RESOLUTION NO. 8478

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Partial Undertaking Request from the Chicago Public Schools for the delivery of twelve Chicago Public Schools, namely: Brooks College Prep Academy Turf Field; Corliss High School Renovation; Dore Elementary School Pre-K Expansion; Kenwood Academy High School Renovation; Locke Elementary School Renovation; Lovett Elementary School Renovation; Phillips Academy High School Athletic Amenities; Prosser Career Academy Renovation; Washington High School Renovation; Rickover High School Education Program; New Belmont Cragin Replacement School; and New Hancock Replacement School, for a Partial Undertaking Budget of \$228,240,000 is hereby approved.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

Next, the Commissioners were presented with consideration of approval of a Revised Undertaking Request from the Board of Education for the William Jones College Preparatory

High School Project. The Commissioners were advised that the Board of Education passed a resolution authorizing the Public Building Commission to negotiate and enter into a settlement agreement with Walsh Construction Company II, LLC for the full and complete Project close-out and resolution of all outstanding change orders. Following such negotiations, the Public Building Commission was requested to approve the revised Undertaking Request of \$128,451,218 to close out the William Jones College Preparatory High School. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8479

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Revised Undertaking Request from the Chicago Public Schools to negotiate a settlement agreement, close out and resolve all outstanding change orders necessary in order to close out the Williams Jones College Preparatory High School Project in the amount of \$128,451,218 is hereby approved.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

Finally, the Board of Commissioners were presented with consideration of approval of a Revised Undertaking Request from the City of Chicago for the Read Dunning Salt Dome Storage Structure Project located at 4121 North Oak Park Avenue. Following approval of an Undertaking

Request approved by the Department of Fleet and Facility Management (2FM) and the Office of Budget Management (OBM) in July 2018, the Public Building Commission in collaboration with 2FM finalized the scope, schedule and other requirements and determined that a Revised Undertaking Budget in the amount of \$4,100,000 was necessary to complete delivery of the Project. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8480

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Revised Undertaking Request from the City of Chicago to complete the delivery of the Read Dunning Salt Storage Structure located at 4121 North Oak Park Avenue for the sum of \$4,100,000 is hereby approved.

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

Commissioners voting in the affirmative:

Rahm Emanuel, Olga Camargo,
Frank M. Clark, Jose G. Maldonado,
Toni Preckwinkle, Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax and
Mariyana T. Spyropoulos – 9

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman