

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE RESCHEDULED MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON JANUARY 15, 2019**

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 January 15, 2019 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel  
Frank M. Clark  
James F. Ellis, Jr.  
Jose G. Maldonado, Jr.  
Jesse Ruiz  
Samuel Wm. Sax  
David Todd Whittley - 7

Also present was:  
Carina E. Sánchez

G. Alvarez	J. Kaviar	K. Robinson
J. Beatty	M. Keys	J. Rodriguez
G. Blakemore	K. LaJeune	R. Schleyer
J. Borkman	L. Lypson	E. Scanlan
L. Chavez	M. Lindstrom	E. Fisk-Smith
V. Colla	T. Love	K. Smith
M. DeRuntz	L. McGuire	K. Thalmann
P. Doyle	A. Marti	T. Foucher-Weekley
S. Fairfield	P. Montenegro	T. Weis
M. Fernandez	L. Neal	A. Wiggins
A. Fredd	K. Newman	M. Witry
Q. Edwards	E. O'Keefe	
L. Giderof	D. O'Neill	
R. Giderof	B. Payne	
C. Harvey	H. Perez	
S. Hendrik	N. Perez	
V. Hightower	A. Provine	
A. Joseph	K. Purcell	
G. Johnson	F. Rico	

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. Kenneth Newman, Dennis O'Neill and 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. Kenneth Newman provided comments regarding the share use of facilities between the Chicago Public Schools and the Chicago Park District and the need for additional athletic fields including artificial turf and lighting at various facilities. Dennis O'Neill expressed appreciation to Chairman Emanuel, Commissioner Ruiz and Commissioner Clark for their engagement in projects in the vicinity of the University of Illinois at Chicago (UIC) as well as their efforts for community improvements. George Blakemore provided comments regarding various leadership positions held by African-Americans in local government, the need for economic progress and development in the African-American community and the challenges facing the City of Chicago and Mayor Rahm Emanuel.

Next, the Chairman presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on December 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 December 11, 2018 meeting were unanimously approved.

The next item on the agenda was consideration of approval of a resolution commending the service of Jesse H. Ruiz as a Commissioner of the Public Building Commission. Executive Director Sanchez then read into the record the following resolution:

**RESOLUTION NO. 8492**

**WHEREAS**, on January 13, 2016, Jesse H. Ruiz was appointed by the Chicago Park District Board as a Commissioner of the Public Building

Commission of Chicago. Mr. Ruiz distinguished himself as a member of the PBC Board during his tenure as the President of the Chicago Park District; and

**WHEREAS**, in addition to serving as President of the Chicago Park District, Jesse H. Ruiz is a partner at the law firm of Drinker Biddle & Reath and has been named among the most influential minority lawyers in Chicago. He has been recognized for his commitment to pro bono legal service by the Chicago Volunteer Legal Services and he co-founded his firm's legal clinic which provides pro bono legal services to clients who could not otherwise obtain legal services. He is past President of the Hispanic Lawyers Association of Illinois, and past Chairman of the Hispanic Lawyers Scholarship Fund of Illinois and the Chicago Committee on Minorities in Large Law Firms. He has been recognized by *Latino Leaders* magazine as a Top Latino Lawyer and by *Diversity and the Bar* magazine as one of its 15 Rainmakers Who Always Shine; and

**WHEREAS**, Jesse H. Ruiz has focused his civic involvement in public education for many years, formerly serving as Vice President of the Chicago Board of Education and as Interim CEO of the Chicago Public Schools. He served on the U.S. Department of Education Equity and Excellence Commission. He also served as Chairman of the Illinois State Board of Education on the Chicago Public Schools Desegregation Monitoring Commission; and

**WHEREAS**, Jesse H. Ruiz's public service roles have deep roots in Chicago, and he always gives back to his community. He has provided pro bono legal services to nonprofit organizations such as Erie Neighborhood House. He received the Barristers Philanthropic Award from Lawyers Lend-A-Hand to Youth for his work in education advocacy and youth mentoring. He currently serves on the board of the Chicago Legal Clinic and is First Vice President of the Chicago Bar Association, Vice Chair General Counsel at the Metropolitan Planning Council, and General Trustee at Rush University Medical Center, and he serves on several other charitable boards; and

**WHEREAS**, as President of the Chicago Park District, numerous significant accomplishments have been achieved in partnership with the Public Building Commission including the 'Save Chicago's Treasures' initiative, to rehabilitate historic recreational facilities throughout the city. President Ruiz 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; and

**WHEREAS**, Jesse H. Ruiz is the proud son of Mexican immigrants, raised in the far south side Roseland neighborhood of Chicago. He received his J.D. from The University of Chicago Law School, where he served as an editor of the University of Chicago Law School Roundtable and studied under then-professors Barack Obama and Elena Kagan. He received his Bachelor of Arts degree in economics from the University of Illinois at Urbana-Champaign; and

**NOW, THEREFORE, BE IT RESOLVED** that Jesse H. Ruiz 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

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized and directed to present an appropriate copy of this resolution to Jesse H. Ruiz to commemorate his service as a member of the Board of Commissioners of the Public Building Commission of Chicago.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Frank M. Clark,  
James F. Ellis, Jr., Jose Maldonado, Jr.,  
Samuel Wm. Sax and David Todd Whittley – 6

**Commissioner voting to abstain:**

Jesse H. Ruiz

**Commissioners voting in the negative:**

None

Next, the Commissioners with a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on January 8, 2019 which is summarized as follows:

The Chief of Staff reported on eight task order awards for Specialty Consultant services for Environmental Engineering, Environmental Renovation/Demolition, Geotechnical, Surveyor, Traffic Study and Construction Material Testing Services. The full report is in your board book under tab A5.a.

The Chief Development Officer reported on field orders issued on various projects and provided a recommendation to approve change orders as follows; a change order for permit revisions including; civil, architectural and structural disciplines in the amount of \$154,519.60 at the Mt. Greenwood Elementary School Annex Project. A change order for masonry removal, reinstallation, stabilization and the associated roof work in the amount of \$332,973.75 at the Lincoln Park High School Renovation 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 “A.”**

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. 8493**

**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 the construction contracts for the projects 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, Frank M. Clark,  
James F. Ellis, Jr., Jose Maldonado, Jr.,  
Jesse H. Ruiz, Samuel Wm. Sax  
and David Todd Whittley – 7

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval of the appointment of firms to provide Permit Expediter Services to the Public Building Commission of Chicago. This item was deferred for consideration at a later date.

Next, the Executive Director presented her report regarding regular reports, development status and other matters. She provided a visual display of the Ribbon Cutting Event at the newly renovated and expanded Whitney M. Young, Jr. Branch located in the Chatham Community on January 10, 2019. She described the additional features that were included in the project including an early learning play space for children, YOU media digital laboratories for teenagers a recording studio and a Maker Lab as well as additional seating, meeting and study spaces, expanded computer access and ADA accessibility throughout the building. The design architect for the Library was bKI Architecture and Johnson and Lee, a Chicago-based MBE firm served as

the Architect of Record for the \$11 million, 2,800 square foot expansion which brought the total footprint to nearly 13,000 square feet.

At the conclusion of the presentation, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval of a request from the Board of Education for the Public Building Commission to reconvey property located at 8385 South Birkhoff Avenue in the 21<sup>st</sup> Ward to the Chicago Park District. The subject property, commonly known as the Mahalia Jackson Park, was conveyed by the Chicago Park District to the Chicago Public Schools in conjunction with the construction of the Garrett Morgan Elementary School. Title was subsequently conveyed by the Chicago Public Schools to the Public Building Commission. The school closed in 2013, and the Park will be returned to the Park District for its use and recreational programs.

According to Board Report (Resolution No. 18-1205-RS1) approved by the Board of Education on December 5, 2018, the property is no longer needed for school use and is being sold in “as is, where is” condition. On motion duly and made, the following resolution was adopted:

**RESOLUTION NO. 8494**

**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 reconvey title to the following-described property to the Chicago Park District is hereby approved:

<b>Name of Facility:</b>	<b>Former Garrett Morgan Elementary School</b>
<b>Property Address:</b>	<b>8385 South Birkhoff Avenue</b>
<b>Permanent Index Numbers:</b>	<b>20-33-302-002 and 20-33-303-004</b>
<b>Grantee:</b>	<b>Chicago Park District</b>
<b>Purchase Price:</b>	<b>None</b>
<b>Board Report</b>	<b>18-1205-RS1</b>
 <b>Legal Description:</b>	 <b>LOT “C” IN THE CONSOLIDATION OF LOTS 61 TO 64, 71 TO 75 TO 75 AND 79</b>

TOGETHER WITH THAT PART OF THE STREET LYING SOUTH OF AND ADJOINING LOTS 71, 72 AND 73 AND WEST OF THE EAST LINE OF SAID LOT 71 PRODUCED SOUTH AND THE EAST AND WEST ALLEY, 16 FEET WIDE, LYING SOUTH OF AND ADJOINING SAID LOTS 61 TO 64, ALSO THE EAST AND WEST ALLEY, 16 FEET WIDE, LYING SOUTH OF AND ADJOINING SAID LOTS 74 AND 75; ALL IN SUTHERLAND'S SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 76, 77 AND 78 TOGETHER WITH ALL THE VACATED ALLEY, 16 FEET WIDE, LYING EASTERLY OF AND ADJOINING LOTS 77 AND 78 AND ALSO ALL OF THE VACATED ALLEY, 16 FEET WIDE, LYING SOUTH OF AND ADJOINING LOTS 76 AND 77; ALL IN SAID SUTHERLAND'S SUBDIVISION OF PART OF SECTION 33, AFORESAID.

ALSO

THAT PART OF VACATED W. 83<sup>RD</sup> PLACE, 66 FEET WIDE, LYING EAST OF THE EAST LINE OF VACATED S. WALLACE STREET AND LYING WEST OF STRAIGHT LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 69 TO THE NORTHWESTERLY CORNER OF LOT 87 AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 69 AND 70; ALL IN SAID SUTHERLAND'S SUBDIVISION OF PART OF SECTION 33, AFORESAID.

ALSO

THAT PRT OF VACATED S. WALLACE STREET, 66.00 FEET WIDE, WHICH LIES NORTH OF THE NORTH LINE OF W. 84<sup>TH</sup> STREET AND SOUTH OF A LINE WHICH IS 163.50 FEET SOUTH OF THE SOUTH LIEN OF 2. 83<sup>RD</sup> STREET, IN SUTHERLAND'S SUBDIVISION OF SECTION 33, AFORESAID.

**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 additional documents as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Frank M. Clark,  
James F. Ellis, Jr., Jose Maldonado, Jr.,  
Jesse H. Ruiz, Samuel Wm. Sax  
and David Todd Whittley – 7

**Commissioners voting in the negative:**

None

Finally, the Commissioners were presented with consideration of approval of a Partial Undertaking Request from the City of Chicago for the Public Building Commission to undertake the Legler Branch Library Renovation Project located at 115 South Pulaski Road. The Public Building Commission will work collaboratively with Chicago Public Library (CPL) and the Department of Fleet and Facility Management (2FM) to confirm the program, scope, budget and schedule that can be achieved with the current available funding of \$2,000,000. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8495**

**BE IT RESOLVED** by the Board of Commissioners that the Partial Undertaking Request by the City of Chicago in the amount of \$ 2,000,000 for the



Public Building Commission to provide renovations at the Legler Branch Library, located at 115 S. Pulaski Road, in collaboration with the CPL and 2FM is hereby approved.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such actions and to execute, upon approval by Legal Counsel as to form and legality, quit claim deeds and such additional documents as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Frank M. Clark,  
James F. Ellis, Jr., Jose Maldonado, Jr.,  
Jesse H. Ruiz, Samuel Wm. Sax  
and David Todd Whittley – 7

**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



# 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

January 2019							
TASK ORDERS AWARDED AGAINST TERM CONTRACTS							
Project Name	Service	Type	MBE/WBE	Firm	Task Order Number	Task Order Amount	Total Term Commitment To Date
Brooks College Prep Academy Turf Repairs	Surveyor	R		Landmark Engineering, LLC	05385-PS2063D-001	\$ 39,000.00	\$ 137,310.00
Engine Company 115	Environmental Engineering	A	WBE	Carnow, Conibear & Associates, Ltd.	07115-PS2060D-002	\$ 317,902.00	\$ 606,906.00
Merlo Branch Library	Environmental Reno/Demo	R		ATC Group Services, LLC	08305-PS2061C-001	\$ 98,819.50	\$ 136,842.50
Merlo Branch Library	Geotechnical	R		SEECO Consultants, Inc.	08305-PS2062E-001	\$ 10,985.00	\$ 131,008.65
Hancock Replacement School	Traffic Study	R	WBE	Terra Engineering	05195-PS2064F-001	\$ 21,368.00	\$ 51,599.00
Prosser Career Academy Renovations (CTE)	Environmental Reno/Demo	R	MBE	GSG Consultants, Inc.	05375-PS2061F-001	\$ 49,584.00	\$ 182,176.40
Read Dunning Salt Dome	Material Testing	R	MBE	GSG Material Testing, Inc.	04020-PS2065D-001	\$ 66,621.00	\$ 726,331.00
Rickover HS Education Program Renovations	Environmental Reno/Demo	R		Verde2 Environmental Solutions	05415-PS2061H-001	\$ 34,116.00	\$ 96,818.00

Specialty Consultant	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 - MBE/WBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Orders
AT - Amendment to Task Order
A - Additional Services
LP - Lowest Proposal

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***RESCHEDULED BOARD MEETING – JANUARY 15, 2019***

***CHANGE ORDERS***

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
January 15, 2019

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 <small>(Including Previously Approved Changes)</small>	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGES % <small>(of Original Contract)</small>
<b>Construction</b>								
Mt. Greenwood Elementary School Annex II Vertical Construction 10841 S. Homan Avenue Project Manager: Desmond Truite	C1589	F.H. Paschen, SN Nielsen & Assoc.	\$9,807,000.00	\$0.00	\$9,807,000.00	\$154,519.60	\$9,961,519.60	1.58%
<b>Closeout</b>								
Lincoln Park High School Renovation 2001 N. Orchard Project Manager: Michael Powell	C1582	Blinderman Construction Company	\$16,746,219.00	\$0.00	\$16,746,219.00	\$332,973.75	\$17,079,192.75	1.99%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Mt. Greenwood Elementary School Annex (Vertical Construction)

10841 S. Homan Avenue

January 15, 2019

**F.H. Paschen, SN Nielsen & Associates**

**5515 East River Road**

**Chicago, Illinois 60656**

CHNG BULL **CONTRACT NUMBER 1589**

ORDR NUM ORIGINAL CONTRACT PRICE \$9,807,000.00

NUM APPROVED CHANGE ORDERS \$0.00

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**ADJUSTED CONTRACT PRICE TO DATE \$9,807,000.00**

001 1589-002V Permit Revisions associated with the regulatory review process, including: civil, architectural, and structural disciplines. Error or Omission. \$154,519.60

TOTAL CHANGE ADDITION \$154,519.60

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**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$9,961,519.60**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1589 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 Park High School Renovation

2001 N. Orchard

January 15, 2019

**Blinderman Construction Company**  
**224 N. Desplaines, Suite 650**  
**Chicago, IL 60661**

CHNG	BULL	<b>CONTRACT NUMBER C582</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$16,746,219.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$16,746,219.00</b>
001	1582-037	Existing frieze and deteriorated masonry removal, re-installation and stabilization at North, South, and West elevations of main building. Associated roof removal and reinstallation. Differing Site Conditions.	\$332,973.75

TOTAL CHANGE ADDITION \$332,973.75

**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$17,079,192.75**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1582 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