

**PUBLIC BUILDING COMMISSION OF CHICAGO  
MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS HELD ON AUGUST 13, 2019 AT 2:30 P.M.**

**The following Commissioners were present:**

Olga Camargo  
Avis LaVelle  
Jose G. Maldonado, Jr.  
Arnold Randall  
Samuel Wm. Sax  
Lucino Sotelo  
David Todd Whittley – 7

**Attendees present were:**

Carina E. Sánchez

C. Bader	J. Barajas	J. Borkman
L. Boyles	K. Ellis	S. Fairfield
A. Fredd	L. Giderof	R. Giderof
K. LaJeune	L. Lypson	A. Marti
T. Mendrek	L. Neal	K. Newman
B. Payne	K. Pensack	N. Perez
F. Rico	E. Scanlan	K. Smith
F. Sobkowiak	P. Spieles	T. Foucher-Weekley
A. Wiggins	M. Witry	B. Zatar

In the absence of Chairman Lightfoot, Commissioner Sax presided as Chair. The meeting was called to order, 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 and Kenneth Newman 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 use of vacant property to provide additional athletic facilities and the need to install solar panels in all new facilities. He also urged the Public Building Commission to

work with the Chicago Public Schools and the Chicago Park District to obtain additional lighting so that sporting events could be played during the evening hours. Kathryn Pensack provided comments regarding the need for more energy efficient buildings as well as space and size efficiencies. She also expressed appreciation to the Public Building Commission for the opportunity to speak with some of its designers.

Next, Commissioner Sax in his capacity as Acting Chair presented to the Board of Commissioners for consideration of approval the minutes of the rescheduled regular meeting held on July 16, 2019. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the July 16, 2019 meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on August 8, 2019 which is summarized as follows:

The Chief of Staff reported on one task order award for Specialty Consultant services to a Minority Business Enterprise firm for Material Testing for a school project. A report was also provided on four task order awards for two previously appointed Architect of Record firms, including a Minority Business Enterprise firm, for school and library projects.

The Chief Development Officer reported on field orders issued and provided a recommendation to approve change orders as follows:

- A credit in the amount of (\$225,000) for unused allowance at the Ebinger Elementary School Annex and Renovation Project.
- Change orders in the amount of \$271,482.36 to remove and replace lockers at the Lincoln Park High School Project and in the amount of

\$513,903.17 to furnish and install a revised driveway at the Read Dunning School Project.

- Credits in the amount of (\$19,310.06) and (\$27,600.24) for unused allowances and commission contingency at the Douglas and Archer Park Facility Rehabilitation Projects, respectively.
- Change orders for discovered conditions at Parks Group A Historic Facility Renovation Projects at Austin Town Hall and LaFollette Park in the amounts of \$9,481.24 and \$103,251.46, respectively.

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. 8521**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission of Chicago hereby approves change orders to the construction contracts for the projects 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:**

Olga Camargo, Avis LaVelle,  
Jose G. Maldonado, Jr., Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley – 7

**Commissioners voting in the negative:**

None

The next item on the agenda was a report by Executive Director Sánchez regarding regular reports, development status and other matters. She presented photographic displays regarding the Commission's continuing public engagement with community organizations. Chief of Development Giderof was depicted on a slide providing a presentation to HACIA's Monthly Membership Meeting which Executive Director Sánchez also attended. The presentation included an overview of the Commission's projects and an explanation of its role in the development process. Individuals were offered the opportunity to learn about the Public Building Commission while promoting business opportunities through the networking events. Also, on July 23, 2019, the Metropolitan Family Services North Center hosted a community hiring event to provide local residents with an opportunity to connect with the Commission's contractors. Several current construction management teams attended the hiring event and accepted applications from residents for employment on the Commission's projects to ensure participation in building local communities. Executive Director Sánchez expressed pride that Public Building Commission projects were creating meaningful and significant economic opportunities for the neighborhoods in which they were developed.

Finally, Executive Director Sánchez advised that the Whitney M. Young Jr. Branch Library, which opened earlier this year, was awarded LEED Gold certification by the U.S. Green Building Council. The Library Project was also recently featured on the cover of the Chicago Architect Magazine in an article entitled, "Library Projects Meet Diverse Needs."

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

The final item on the agenda was consideration of a request from the Board of Education for the Public Building Commission to grant access and utility easements to public utility companies on school property owned by the Commission. At its meeting on July 24, 2019, the Board of Education requested that the Public Building Commission, in its capacity as title holder, execute an Easement Agreement with People's Gas for utility work at the Dulles School located at 6311 South Calumet. The Board also requested that the Commission execute future access and easement grants to public utility companies upon written request by authorized representatives from the Board of Education. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8522**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the request by the Board of Education to grant a utility access easement to Peoples Gas for the purpose of replacing gas service facilities on the Dulles School property located at 6311 South Calumet.

**BE IT FURTHER RESOLVED** that the Public Building Commission approves the request by the Board of Education to grant future access and easement grants to public utilities and the City of Chicago upon written request from authorized representatives of the Board of Education approved as to legal form by its General Counsel.

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

**Commissioners voting in the affirmative:**

Olga Camargo, Avis LaVelle,  
Jose G. Maldonado, Jr., Arnold Randall,  
Samuel Wm. Sax, Lucino Sotelo and  
David Todd Whittley – 7

**Commissioners voting in the negative:**

None

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

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Secretary

APPROVED:

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Chairman



# TASK ORDERS AWARDED AGAINST TERM CONTRACTS

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

August 2019						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount
Brooks College Prep Academy Turf Repairs	Material Testing	R	MBE	Design Consulting Engineers	05385-PS2065A-001	\$ 74,500.00

Specialty Consultant	Terms Limits Not To Exceed
Environmental - Category A, B, C	\$ 1,500,000.00
Environmental - Reno/Demo	\$ 1,000,000.00
Geotechnical	\$ 750,000.00
Material Testing	\$ 1,500,000.00
Surveying	\$ 200,000.00
Traffic Study	\$ 600,000.00
Commissioning	\$ 500,000.00

Type - Legend
R - Rotation
RMW - MWBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Orders
AT - Amendment to Task Order
A - Additional Services
LP - Lowest Proposal



# TASK ORDERS AWARDED TO APPOINTED AOR/EOR FIRMS

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

August 2019				
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount
Legler Branch Library	RATIO Architects, Inc.		Architect of Record Services for Interior, Exterior and Site Work	\$ 745,350.00
Read Dunning School	STL Architects, Inc.	MBE	Architect of Record Services for Revision to the Goal Post, Bathroom and Signage of the School	\$ 5,652.00
Read Dunning School	STL Architects, Inc.	MBE	Architect of Record Services to Reconfigure the Teaching Walls	\$ 3,839.00
Read Dunning School	STL Architects, Inc.	MBE	Architect of Record Services for Project Revisions	\$ 64,109.64



***PUBLIC BUILDING COMMISSION OF CHICAGO***

***REGULAR BOARD MEETING – August 13, 2019***

**CHANGE ORDERS**

**PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
August 13, 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 (Including Previously Approved Changes)	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGES % (of Original Contract)
Ebinger Elementary School Annex (Vertical) 7350 W. Pratt Project Manager: Jeff Strauts	C1590	Friedler Drive Joint Venture	\$12,058,000.00	\$0.00	\$12,058,000.00	(\$225,000.00)	\$11,833,000.00	-1.87%
Lincoln Park High School Renovation 2001 N. Orchard Project Manager: Mike Powell	C1582	Blinderman Construction Company, Inc.	\$16,746,219.00	\$332,973.75	\$17,079,192.75	\$271,482.36	\$17,350,675.11	1.62%
Read Dunning School 4071 N. Oak Park Project Manager: Andy Horn	C1591	K.R. Miller Contractors, Inc.	\$51,137,000.00	\$0.00	\$51,137,000.00	\$513,903.17	\$51,650,903.17	1.00%
Douglas Park Facility Rehabilitation 1401 S. Sacramento Drive Project Manager: Xavier Alarcon	C1596	Blinderman Construction Company, Inc.	\$1,445,104.00	\$0.00	\$1,445,104.00	(\$19,310.06)	\$1,425,793.94	-1.34%
Archer Park Facility Rehabilitation (Chicago Park District - Group B) 4901 S. Kilbourn Avenue Project Manager: Xavier Alarcon	C1595	F.H. Paschen, S.N. Nielsen & Associates LLC	\$746,000.00	\$0.00	\$746,000.00	(\$27,600.24)	\$718,399.76	-3.70%
Austin Hall Rehabilitation (Chicago Park District - Group A) 5610 W. Lake Street Project Manager: Xavier Alarcon	C1594	Blinderman Construction Company	\$1,007,415.02	\$0.00	\$1,007,415.02	\$9,481.24	\$1,016,896.26	0.94%
La Follette Park Rehabilitation (Chicago Park District - Group A) 1333 N. Laramie Avenue Project Manager: Xavier Alarcon	C1594	Blinderman Construction Company	\$1,578,311.13	\$0.00	\$1,578,311.13	\$103,251.46	\$1,681,562.59	6.54%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Ebinger Elementary School Annex & Renovations - Vertical

7350 W. Pratt Avenue

August 13, 2019

### Friedler Drive Joint Venture

1001 N. Milwaukee Avenue Suite 402

Chicago, Illinois 60646

CHNG	BULL	<b>CONTRACT NUMBER 1590</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,058,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$12,058,000.00</b>
001	1590-024V	Deduct unused Moisture Mitigation Allowance. Other.	(\$225,000.00)

TOTAL CHANGE ADDITION (\$225,000.00)

**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$11,833,000.00**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1590 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

August 13, 2019

### Blinderman Construction Company

224 N. Desplaines, Suite 650

Chicago, Illinois 60661

CHNG	BULL	<b>CONTRACT NUMBER 1582</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$16,746,219.00
NUM		APPROVED CHANGE ORDERS	\$332,973.75
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$17,079,192.75</b>
002	1582-052	Remove and replace existing lockers. Client Directed.	\$271,482.36

TOTAL CHANGE ADDITION \$271,482.36

**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$17,350,675.11**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1582 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

Read Dunning School

4071 N. Oak Park

August 13, 2019

**K.R. Miller Contractors, Inc.**

**1624 Colonial Parkway**

**Inverness, IL 60067**

CHNG	BULL	<b>CONTRACT NUMBER 1591</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$51,137,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$51,137,000.00</b>
001	1591-014V	Furnish and install revised driveway with revised ingress/egress and all associated Work. Other.	\$513,903.17

TOTAL CHANGE ADDITION \$513,903.17

**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$51,650,903.17**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1591 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

Douglas Park Facility Rehabilitation

1401 S. Sacramento Drive

August 13, 2019

### Blinderman Construction Company

224 North Desplaines, Suite 650

Chicago, IL 60661

CHNG	BULL	<b>CONTRACT NUMBER 1596</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,445,104.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$1,445,104.00</b>
001	1596-108	Deduct unused allowances, including: Brick Replacement and Repointing; Limestone Repair; and Roofing. Other.	(\$6,889.98)
001	1596-109	Deduct unused Commission Contingency. Other.	(\$12,420.08)

TOTAL CHANGE ADDITION (\$19,310.06)

**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$1,425,793.94**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1596 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

Archer Park Facility Rehabilitation

(Chicago Park District – Group B)

4901 S. Kilbourn Avenue

August 13, 2019

**F.H. Paschen, S.N. Nielsen & Associates, LLC**

**5515 N. East River Road**

**Chicago, IL 60656**

CHNG	BULL	<b>CONTRACT NUMBER 1595</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$746,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$746,000.00</b>
001	1595-207	Deduct unused Environmental Work Allowance. Other.	(\$10,000.00)
001	1595-208	Deduct unused Commission Contingency. Other.	(\$17,600.24)

TOTAL CHANGE ADDITION (\$27,600.24)

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**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$718,399.76**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1595 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

Austin Hall Rehabilitation

(Chicago Park District – Group A)

5610 W. Lake Street

August 13, 2019

### Blinderman Construction Company

224 North Desplaines, Suite 650

Chicago, IL 60661

CHNG	BULL	<b>CONTRACT NUMBER 1594</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,007,415.02
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$1,007,415.02</b>
001	1594-112	Labor and materials to provide repairs in area between boiler room and men's locker room. Differing Site Conditions.	\$9,481.24

TOTAL CHANGE ADDITION

\$9,481.24

**ADJUSTED CONTRACT PRICE AFTER APPROVAL**

**\$1,016,896.26**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1594 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

La Follette Park Rehabilitation  
(Chicago Park District – Group A)

1333 N. Laramie Avenue

August 13, 2019

### Blinderman Construction Company

224 North Desplaines, Suite 650

Chicago, IL 60661

CHNG	BULL	<b>CONTRACT NUMBER 1594</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,578,311.13
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$1,578,311.13</b>

001	1594-405	Additional Work associated with the replacement of existing Roof Drains and associated stormwater rise piping due to discovered existing conditions. Differing Site Conditions.	\$60,705.68
001	1594-406	Demolition and replacement of discovered existing deteriorated wood panels and trim. Differing Site Conditions.	\$22,428.36
001	1594-408	Repairs to deteriorated colonnade plaster. Differing Site Conditions.	\$9,955.57
001	1594-413	Removal and replacement of vent pipe and rod discovered clogged roof vent. Differing Site Conditions.	\$10,161.85

TOTAL CHANGE ADDITION \$103,251.46

**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$1,681,562.59**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1594 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 \_\_\_\_\_