

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON FEBRUARY 11, 2020 AT 2:30 P.M.**

The following Commissioners were present:

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

Attendees present were:

Carina E. Sánchez

G. Zuniga-Baldwin	K. LaJeune	J. Rodriguez
D. Ballesteros	L. Lypson	B. Scanlan
J. Barajas	S. Mendrick	K. Smith
J. Beasley	P. Montenegro	P. Steward
J. Borkman	L. Neal	S. Stopen
A. Cancino	K. Newman	T. Foucher-Weekley
K. Dillard	R. Ochi	A. Wiggins
P. Doyle	B. Payne	C. Williams
G. Edwards	N. Perez	H. Williams
S. Fairfield	A. Provine	M. Witry
A. Fredd	K. Purcell	D. Wolk
L. Giderof	F. Rico	B. Zator
R. Giderof	K. Robinson	.
G. Grabowski		

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. Hugh Williams, President of Continental Painting and Decorating, Inc. 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. Hugh Williams stated that his company, the painting contractor for the South Loop Elementary School project, along with five other subcontractors had filed a number of lien claims on the project due to non-payment from the general contractor despite having been paid by the Public Building Commission. He stated that the process for pursuing a lien claim through litigation was expensive and recommended that the Public Building Commission consider using a third party such as a title company to receive and distribute funds to the appropriate parties. Executive Director Sánchez stated that her staff would meet with Mr. Williams to discuss the matter further. In addition, Kenneth Newman provided comments regarding the need for additional recreational facilities by the City of Chicago and the Chicago Park District with a goal toward developing athletic talent. Commissioner LaVelle acknowledged his concerns but noted that the number of facilities that the Chicago Park District could develop were limited by the amount of funds available.

Next, Commissioner Sax in his capacity as Chair presented to the Board for consideration of approval of the minutes of the regular board meeting held on January 14, 2020. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the January 14, 2020 meeting were unanimously approved.

Commissioner Maldonado then provided a report by the Administrative Operations (AO) Committee regarding its meeting held on February 5, 2020 which is summarized as follows:

The Chief of Staff reported on three task order awards for Material Testing Specialty Consultant services to previously appointed firms, including two Minority Business Enterprise firms, for school projects. A report was also provided on seven task order awards to previously appointed Architect of Record firms for school and park projects. Six of the awards are to Minority or Women Business Enterprise firms. The reports are included in the board book under tabs A4a. and b.

A report was provided on the procurement underway for the selection of an Architect/Engineer of Record for the Sale Dome Replacement Facility on Grand Avenue. The Executive Director will provide additional information during her report.

The Chief of Staff reported on the Design Build and Construction Manager Guaranteed Maximum Price (GMP) Reports for seventeen projects. Following review of scope, schedule, budget and other project factors, staff has negotiated the current GMP for the projects. The full list of projects, firms and current GMP amounts is included in the board book under tabs A4c. and A4d.

The Chief Development Officer reported on field orders issued and provided a recommendation to approve Change Orders as follows;

- A contract deduction in the total amount of (\$360,315.43) for unused Allowances for the Vapor Barrier and Soil Vent System, Environmental, Cameras and Moisture Mitigation at the Zapata Elementary School Annex and Renovation Project.
- A contract deduction in the amount of (\$9,716.78) for unused Environmental Allowance at the Lake View High School Renovation Project.
- A change order in the amount of \$122,069.68 for Issue for Construction Permit revisions in multiple disciplines including: civil, landscaping, architectural, structural and electrical at the Taft Freshman Academy Project.
- Two Change Orders totaling \$413,952.19 for the Esmond School Annex and Renovation Project, including a Change Order for revisions associated with the fire suppression system and required fire watch in the amount of \$12,446.15 along with a Change Order for the Issue for Construction permit review and coordination comments in multiple disciplines, including architectural, mechanical, site environmental, fire suppression, plumbing, roofing, fencing, masonry, landscaping, food service and electrical in the amount of \$401,506.04.

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

A copy of the Task Order Reports 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. 8537

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the change order to the project 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, James F. Ellis, Jr.,
Avis LaVelle, Jose G. Maldonado, Jr.,
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 advised that the Public Building Commission was participating in and supporting Mayor Lightfoot’s city-wide community improvement initiative, “Invest South West”. She reported that the Public Building Commission joined city departments, community organizations and corporate partners at kick-off events on Chicago’s South and West sides to support the revitalization efforts underway in these neighborhoods. The report noted that the Public Building Commission looked forward to continuing the conversations with so many enthusiastic participants who are all working together on plans to strengthen these communities.

The Executive Director’s report also noted the good work being done by the Chicago Women in Trades. She stated that she had toured its facility with the Executive Director and the Program Director who oversee these important programs that support women in the construction industry. The Executive Director advised that the Public Building Commission is working together in partnership to continue to expand its collaboration and look for more ways to support

qualified women who are trying to enter apprenticeship programs or begin careers in construction and other non-traditional occupations through advocacy, training and employment opportunities.

The next items on the agenda, consideration of approval of a Formulation Request from the City of Chicago to initiate a Feasibility Study for proposed renovations to the Rudy Lozano Branch Library located at 1805 South Loomis Street (**Item B1.**) and consideration of approval of a Revised Undertaking Request from the City of Chicago for the Merlo Branch Library Renovation and Modernization Project located at 644 West Belmont Avenue (**Item B2.**) were deferred.

Finally, the Commissioners were presented for consideration of approval the appointment of hbk Engineering, LLC to provide Engineer of Record services for the Salt Dome Replacement Facility located at 2555 West Grand Avenue. The Commissioners were advised that, after consulting the Public Building Commission Letters of Interest and Qualifications database to identify experienced architectural and engineering firms with municipal and/or civil engineering experience to serve as Architect or Record (AOR) or Engineer of Record (EOR) firms, proposals were received from five firms interested in serving as AOR/EOR for the project. The firms were assessed by an Evaluation Committee on the basis of past experience, proposed project team, project approach and demonstrated commitment for MBE/WBE participation. Three firms were selected to attend follow-up meetings. By consensus, the Evaluation Committee recommends hbk Engineering, LLC as the EOR for the Salt Dome Project. Following discussion, the following resolution was adopted:

RESOLUTION NO. 8538

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago hereby appoints hbk Engineering, LLC as EOR

for the Salt Dome Replacement Facility located at 2555 West Grand Avenue pursuant to a Master Agreement, with negotiated fees to be reported, for the project.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officers of the Public Building Commission are hereby authorized to enter into a Master Agreement with hbk Engineering, LLC and to execute such documents, upon approval as to form and legality by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Olga Camargo, James F. Ellis, Jr.,
Avis LaVelle, Jose G. Maldonado, Jr.,
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.

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 | pbcchi

February 2020						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount
Decatur Classical ES Annex and Renovation	Material Testing	R	MBE	Interra, Inc.	05215-PS2065E-001	\$ 223,950.00
Dirksen ES Annex & Renovation	Material Testing	R	MBE	GSG Material Testing, Inc.	05225-PS2065D-001	\$ 258,750.00
New Hancock Replacement School	Material Testing	R		ECS Midwest	05195-PS2065B-001	\$ 473,622.00

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 - M/WBE 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-

February 2020				
Project Name	Firm	MBE/WBE	Service Provided	Task Order Amount
Austin Town Hall Renovation	Bailey Edward Design, Inc.	WBE	Architect of Record Services for Construction Administration Services	\$ 9,153.75
Columbus Park Rehab	Bailey Edward Design, Inc.	WBE	Architect of Record Services for Construction Administration Services	\$ 9,416.25
Decatur Classical ES Annex and Renovation	Muller & Muller, Ltd.	WBE	Architect of Record Services for Site Preparation Services	\$ 36,429.00
La Follette Park Rehab	Bailey Edward Design, Inc.	WBE	Architect of Record Services for Construction Administration Services	\$ 6,538.75
Lincoln Park Cultural Center	Bailey Edward Design, Inc.	WBE	Architect of Record Services for Construction Administration Services	\$ 5,074.50
Poe Classical ES Annex & Renovation	Moody Nolan, Inc.		Architect of Record for Additional Architectural Services for the Stage Revision	\$ 6,200.00
Read Dunning School	STL Architects, Inc.	MBE	Architect of Record for Revisions to Vertical Platform Lift Design	\$ 5,970.00

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING

FEBRUARY 11, 2020

CHANGE ORDERS

**PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
February 11, 2020**

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>
Zapata Elementary School Annex and Renovations 2728 S. Kostner Avenue, Chicago Project Manager: Isaac Bishop	C1580	F.H. Paschen, SN Nielsen & Associates, LLC	\$15,972,000.00	\$0.00	\$15,972,000.00	(\$360,315.43)	\$15,611,684.57	-2.26%
Lake View High School Renovation 4015 N. Ashland Avenue Project Manager: Tina Harbin	C1583R	Blinderman ALL Joint Venture	\$19,428,000.00	\$431,564.04	\$19,859,564.04	(\$9,716.78)	\$19,849,847.26	-0.05%
Read Dunning School ("Taft Freshman Academy") 4071 N. Oak Park Project Manager: Andy Horn	C1591	K.R. Miller Contractors	\$51,137,000.00	\$513,903.17	\$51,650,903.17	\$122,069.68	\$51,772,972.85	0.24%
Esmond Elementary School Annex and Renovations 1865 W. Montvale Project Manager: Isaac Bishop	C1588	F.H. Paschen, SN Nielsen & Associates, LLC	\$12,265,000.00	\$76,671.90	\$12,341,671.90	\$413,952.19	\$12,755,624.09	3.38%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Zapata Elementary School Annex and Renovations

2728 S. Kostner Avenue

February 11, 2020

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

5515 N. East River Road

Chicago, IL 60656

CHNG	BULL	CONTRACT NUMBER 1580	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$15,972,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$15,972,000.00
001	1580-028	Deduct unused Vapor Barrier and Soil Vent System Allowance. Other.	(\$75,000.00)
001	1580-029	Deduct unused Environmental Allowance. Other.	(\$75,000.00)
001	1580-033	Deduct unused Camera Allowance. Other.	(\$185,068.64)
001	1580-034	Deduct unused Moisture Mitigation Allowance. Other.	(\$25,246.79)

TOTAL CHANGE ADDITION (\$360,315.43)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$15,611,684.57

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1580 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

Lake View High School Renovation

4015 N. Ashland Avenue

February 11, 2020

Blinderman ALL JV

224 North Desplaines, Suite 650

Chicago, IL 60661

CHNG	BULL	CONTRACT NUMBER 1583R	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$19,428,000.00
NUM		APPROVED CHANGE ORDERS	\$431,564.04
ADJUSTED CONTRACT PRICE TO DATE			\$19,859,564.04
004	1583R-044	Deduct unused Environmental Allowance. Other.	(\$9,716.78)

TOTAL CHANGE ADDITION	(\$9,716.78)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$19,849,847.26

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1583R 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

February 11, 2020

K.R. Miller Contractors, Inc.

1624 Colonial Parkway

Inverness, IL 60067

CHNG	BULL	CONTRACT NUMBER 1591	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$51,137,000.00
NUM		APPROVED CHANGE ORDERS	\$513,903.17
ADJUSTED CONTRACT PRICE TO DATE			\$51,650,903.17
002	1591-001V	Issue for Construction / Permit revisions in multiple disciplines, including civil, landscaping, architectural, structural, and electrical disciplines. Error or Omission.	\$122,069.68

TOTAL CHANGE ADDITION \$122,069.68

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$51,772,972.85

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

Esmond Elementary School Annex and Renovations

1865 W. Montvale

February 11, 2020

F.H. Paschen, SN Nielsen & Associates

5515 East River Road

Chicago, Illinois 60656

CHNG	BULL	CONTRACT NUMBER 1588	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,265,000.00
NUM		APPROVED CHANGE ORDERS	\$76,671.90
ADJUSTED CONTRACT PRICE TO DATE			\$12,341,671.90
002	1588-007	Issue for Construction / Permit revisions in multiple disciplines, including architectural, mechanical, site environmental, fire suppression and plumbing, roofing, fencing, masonry, landscaping, food service, plumbing and electrical. Error or Omission.	\$401,506.04
002	1588-064	Revisions associated with dry piping valve, fire suppression systems and required fire watch. Other.	\$12,446.15

TOTAL CHANGE ADDITION \$413,952.19

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$12,755,624.09

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1588 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