PUBLIC BUILDING COMMISSION OF CHICAGO MINUTES OF THE SCHEDULED REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD ON JANUARY 10, 2012

The scheduled 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 January 10, 2012 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman

Byron T. Brazier

Martin Cabrera, Jr.

Toni Preckwinkle

Arnold L. Randall

Juan Rangel

Samuel Wm. Sax

Mariyana T. Spyropoulos

Gerald M. Sullivan

Bryan S. Traubert

David J. Vitale

Also present were:

Erin Lavin Cabonargi

P.	Bobb	Т.	Haymaker
B.	Campney	K.	Holt
R.	Castillo	В.	Israel
P.	Cermak	S.	Jazik
E.	Davis	A.	Joseph
J.	Dear	E.	Kahoa
K.	Elkhatib	J.	Krupski
E.	Fisk	I.	Lakada
R.	Fleenor	Т.	Later
T.	Foucher-Weekley	P.	Levar
A.	Fredd	L.	Lypson
L.	Giderof	J.	Mark
K.	Hall	E.	Marshall
S.	Hands	R.	Martinez
J.	Hartman	В.	McCaffrey

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J.	McConne	П
J.	MICCOLLIC	ш

- D. McNabb
- J. Meeks
- L. Neal
- J. Perez
- T. Prendergast
- K. Purcell
- G. Rappe
- B. Rejman
- E. Rivera
- M. Ruemmler

- O. Ruffin
- E. Ryan
- K. Shemley
- M. Simon
- B. Smith
- B. Souder
- P. Spieles
- J. Tasostt
- P. Taylor
- A. Wiggins
- G. Zeleny

The meeting was called to order and the presence of a quorum was established.

The reading of the minutes of the December 13, 2011 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

Next was the presentation by Commissioner Byron T. Brazier of a report regarding the Administrative Operations (AO) meeting held on December 22, 2011 which is summarized as follows:

Bid Opening

- The AO Committee accepted the report concerning the bid opening for Contract 1533R for the Edgewater Branch Library.
- Amendment. The AO Committee accepted the report recommending approval of an amendment of the professional services agreement with AECOM, Architect of Record, 31st Street – Harbor, in the sum of credit (\$13,012.00).
- Field Order Activity Report and Proposed Change Orders. The AO Committee was advised that 20 field orders were issued involving 10 projects. The AO Committee accepted the report recommending approval of change orders for the following projects: Mt. Greenwood Elementary School Linked Annex, credit (\$186,746.94); Dunning Branch Library, credit (\$23,047.50); 31st Street Harbor - Coastal, \$676.28; and Haas Park Field House, \$13,201.07.
- Purchase of Assets. The AO Committee accepted the report regarding the purchase by Sam Schwartz Engineering of the assets of Metro Transportation Group, Inc., a pre-qualified traffic study consultant.

The report of the Administrative Operations Committee was accepted.

Following consideration of the Administrative Operations Committee report, and upon motion duly made and seconded, the following resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 7757

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue an amendment to the Professional Service Agreement for the project as indicated on the document entitled "Proposed Professional Services Amendment Report to the Administrative Operations Committee" and attached to the minutes of this meeting at Exhibit "A".

Commissioners voting in the affirmative:

Rahm Emanuel, Byron Brazier, Martin Cabrera, Toni Preckwinkle, Arnold L. Randall, Juan Rangel, Samuel Wm. Sax, Mariyana Spyropoulos, Gerald Sullivan, Bryan Traubert, David Vitale – 11.

Commissioners voting in the negative:

None

Next was the presentation of the Audit Committee report for the Audit Committee meeting held on December 22, 2011 by Commissioner Martin Cabrera, which report is summarized as follows:

- ♦ Schedule of 2012 Quarterly Audit Committee Meetings. The Executive Director presented the proposed schedule of committee meetings for 2012. The Committee requested that interim financials be presented at the next meeting, scheduled for March 29, 2012.
- ♦ Request for Qualifications (RFQ) for Investment Advisor Services. The Director of Finance discussed steps that have been taken to engage an investment advisor to help ensure that funds held by various trustees related to PBC bonds issued on behalf of different client agencies are generating appropriate interest. A draft RFQ and a list to target for distribution of the RFQ were reviewed. The Committee suggested requesting investment advice from the trustee banks themselves, rather than seeking third party advice. This approach will be investigated and considered.
- ♦ 2011 Audit Planning. Deloitte & Touche (Deloitte) formally described the audit planning process that will be undertaken for 2011. Deloitte described the client service team, their corporate audit approach, significant risks that must be considered during the audit, required

communications for the Audit Committee, a high level schedule and 2011 developments in audit standards and accounting. The timely completion of the audit is anticipated.

♦ PBC Policy Update. The Director of Enterprise Risk Management reported that the PBC Personnel Handbook will be updated to reflect the following policy changes: The Expenditure and Reimbursement policy will be updated to disallow reimbursement for the first five miles on any trip. The Time, Attendance and Leave policy will consolidate several existing Human Resource policies into one cohesive policy. The accrual of compensatory time will be limited to 40 hours and may only be incurred with a supervisor's prior consent. Employees will become eligible for vacation when they are scheduled for a 21 hour week, changed from a 20 hour week. The Scofflaw policy will be updated to allow for payroll garnishment and employee discipline when an employee does not resolve debts to the City.

The Executive Director next advised the Board of Commissioners regarding regular reports, development status and other matters. She advised the Commissioners that calendar year 2011 had been closed out, with 14 completed projects with streaming photos. The Year End Quarterly Staff Report will be presented at the next meeting, including the results associated with the newly-constructed facilities. Included on the list will be 8 school projects, 4 new branch libraries, one new fire house and a new Park District Fieldhouse. The report will also include year-end M/WBE statistics, community hiring, and cost performance among many other performance metrics. She also advised the Commissioners that PBC had received notification of two new Gold Certifications: Ogden International School of Chicago, and the Greater Grand Crossing Branch Library, for a total of 40 PBC certified projects and 51 municipally-owned LEED projects in Chicago. The report was accepted.

Next, the Executive Director called upon Kevin Holt, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7758

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 contracts for various projects in the amounts indicated on the document entitled "Change Orders" and attached to the minutes of this meeting and marked Exhibit "B".

Commissioners voting in the affirmative:

Rahm Emanuel, Byron Brazier, Martin Cabrera, Toni Preckwinkle, Arnold L. Randall, Juan Rangel, Samuel Wm. Sax, Mariyana Spyropoulos, Gerald Sullivan, Bryan Traubert, David Vitale – 11.

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were two items included on the notice of contracts awarded since the previous board meeting that was under \$25,000. The report was accepted following discussion and consideration and a copy of this report is attached hereto as Exhibit "C".

The Board of Commissioners was next presented with a report regarding the purchase by Sam Schwartz Engineering of the assets of Metro Transportation Group, Inc., a pre-qualified traffic study consultant. The report was accepted.

The next item presented to the Board of Commissioners was consideration of approval to of an amended Board Report to update the legal description of property to be conveyed to the Chicago Park District on behalf of the Board of Education for the Edgebrook Elementary School Addition. Upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7759

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve Amended Board Report No. 11-1213-OP1 as approved by the Board of Education of the City of Chicago on December 14, 2011 and attached to the minutes of this meeting as Exhibit "D".

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to take such action and execute such documents, upon approval of 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, Byron Brazier, Martin Cabrera, Toni Preckwinkle, Arnold L. Randall, Juan Rangel, Samuel Wm. Sax, Mariyana Spyropoulos, Gerald Sullivan, Bryan Traubert, David Vitale – 11.

Commissioners voting in the negative:

None

Next to be presented to the Commissioners for consideration of approval to award contract No. 1533R to Burling Builders for construction of the Edgewater Branch Library located at 6000 North Broadway. After discussion and consideration and upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7760

WHEREAS, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1533R for construction of the Edgewater Branch Library Project located at 6000 N. Broadway, copies of which bids and contracts documents are on file with the Commission:

Bidder	Base Bid	Award Criteria
Burling Builders	\$7,614,000.00	\$7,278,984.00
Blinderman Construction	\$7,664,000.00	\$7,296,128.00
FH Paschen, SN Nielsen	\$7,681,000.00	\$7,312,312.00
IHC Construction Companies	\$7,833,690.00	\$7,457,672.88
Powers and Sons Construction	\$7,975,300.00	\$7,709,722.51
William A. Randolph	\$8,258,129.00	\$7,861,738.81

WHEREAS, the bid of Burling Builders, Inc. was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, Burling Builders, Inc. has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Continental Casualty Company, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1533R be awarded to Burling Builders, Inc., and Continental Casualty Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby awards to Burling Builders, Inc., Contract No. 1533R, Edgewater Branch Library Project, pursuant to the terms thereof for the total

contract price of \$7,614,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. 1533R, subject to the completion and delivery to the Commission of said form of bond by Burling Builders, Inc. and Continental Casualty Company, as surety, in the principal amount of \$7,614,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron Brazier, Martin Cabrera, Toni Preckwinkle, Arnold L. Randall, Juan Rangel, Samuel Wm. Sax, Mariyana Spyropoulos, Gerald Sullivan, Bryan Traubert, David Vitale – 11.

Commissioners voting in the negative:

None

Next the Executive Director presented to the Board of Commissioners for consideration of approval a request from the City of Chicago Department of General Services to transfer title to the City of Chicago of property located at 3801 North Damen Avenue (Engine Company 112). After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted.

RESOLUTION NO. 7761

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby approve the request to transfer title to Fire Engine Company 112 located at 3801 North Damen Avenue to the City of Chicago.

BE IT FURTHER RESOLVED that the appropriate officials of the Public Building Commission of Chicago are hereby authorized and directed to undertake any and all actions 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, Byron Brazier, Martin Cabrera, Toni Preckwinkle, Arnold L. Randall, Juan Rangel, Samuel Wm. Sax, Mariyana Spyropoulos, Gerald Sullivan, Bryan Traubert, David Vitale – 11.

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to conduct a public comment period pursuant to Section 2.06(g) of the Open Meetings Act. The following persons had registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: Eric Davis, President of Public Design Architects, LLC and a member of the Chicago Chapter of the Board of Directors of the American Institute of Architects; and Bob Israel, President of Save Our Community Coalition. Mr. Davis commended the Public Building Commission for its work in implementing the construction of various public buildings and improvements. Mr. Israel inquired about the procedures for community residents to obtain employment on projects undertaken by the Commission in various communities.

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

		2	- 1	Secretary	
APPROVED:	>				

Public Building Commission of Chicago Proposed Amendment Report to the Administrative Operations Committee December 22, 2011

This amendment represents a reduction to the Architect of Record's fee in the amount of (\$13.012.00) for the removal of scope associated with the design of a submerged fish habitat. The installation of the submerged fish habitat will be done using details provided by the US Army Core of Engineers (USACE).	Current Cost of Construction (including approved change orders)	Consultant's Current Fee	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
The services represented in this amendment were not included in the original scope of services.	in the amount of bring and fish habitat. The led by the US Army Core of \$84,905,708.57 ginal scope of services.	\$4,797,368.84	(\$13,012.00)	\$4,784,356.84	5.6%

BOARD MEETING - January 10, 2012

CHANGE ORDERS

PUBLIC BUILDING COMMISSION SUMMARY OF PROPOSED CHANGE ORDERS FOR PBC BOARD MEETING January 10, 2012

I=((E+G/D)	ON APPROVED BOARD CHANGE ORDERS AS PERCENT OF THE ORIGINAL CONSTRUCTION CONSTRUCTION CONTRACT	5 -2.35%	-1.15%	1.21%	-1.06%
H=(F+G)	ADJUSTED CONSTRUCTION CONTRACT AFTER APPROVAL OF PROPOSED CHANGE ORDERS	\$7,768,253.06	\$4,339,688.50	\$30,684,120.31	\$4,404,858.84
ŋ	PROPOSED CHANGE ORDERS FOR January	(\$186,746.94)	(\$23,047.50)	\$676.28	\$13,201.07
F = (D+E)	ADJUSTED CONSTRUCTION CONTRACT WITH PREVIOUSLY APPROVED BOARD CHANGE ORDERS	\$7,955,000.00	\$4,362,736.00	\$30,683,444.03	\$4,391,657.77
В	AMOUNT OF PREVIOUSLY APPROVED BOARD CHANGE ORDERS	\$0.00	(\$27,264.00)	\$366,794.03	(\$60,342.23)
Q	ORIGINAL CONSTRUCTION CONTRACT	\$7,955,000.00	\$4,390,000.00	\$30,316,650.00	\$4,452,000.00
υ	CONTRACTOR	Skender Construction	F.H. Paschen / SN Nielsen & Associates	Pachen Gillen Skipper Marine Joint Venture	FH Paschen / SN Nielsen & Associates
В	CONTRACT#	1519	1499	1502R	1516
A	PROJECT	Mt. Greenwood Elementary School Linked Annex 10841 S. Homan Avenue Project Manager. Tim Newman	Dunning Branch Library 7455 W. Cornelia Avenue Project Manager: Julie Mahnich	31st Street Harbor - Coastal 3155 S. Lakeshore Drive Project Manager: Mike Witte	Haas Park Field House 2402 N. Washtenaw Avenue Project Manager: Julie Mahnich

CHANGE ORDER

Mt. Greenwood Elementary School Linked Annex

10841 S. Homan Avenue

January 10, 2012

Skender Construction 200 W. Madison, Suite 1300

Chicago.	11 60606
Gillicauo.	IL 00000

CHNG	BULL	CONTRACT NUMBER 1519	
ORDR NUM	NUM	ORIGINAL CONTRACT PRICE APPROVED CHANGE ORDERS	\$7,955,000.00 \$0.00
		ADJUSTED CONTRACT PRICE TO DATE	\$7,955,000.00
001	1519-35	Deduct unused abatement allowance. Other.	(\$73,472.60)
001	1519-36	Deduct unused CCTV allowance. Other.	(\$41,579.00)
001	1519-37	Deduct unused site work allowance. Other.	(\$71,695.34)

TOTAL CHANGE ADDITION

(\$186,746.94)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$7,768,253.06

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1519 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number

7758

Changes as specified above authorized for the Public Building Commission of Chicago by:

Reviewed By

Executive Director

File: 05810-03-08-14-08 CO_PBC_LMG_January2012BdApproval_C1519No35No36No37_20111216

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CHANGE ORDER

Dunning Branch Library

7455 W. Cornelia Avenue

January 10, 2012

F.H. Paschen / S.N. Nielsen & Associates LLC

5515 N. East River Road

Chicago, IL 60656

CHNG

BULL

CONTRACT NUMBER 1499

ORDR N

NUM

ORIGINAL CONTRACT PRICE

ADJUSTED CONTRACT PRICE TO DATE

\$4,390,000.00

NUM APPROVED CHANGE ORDERS

(\$27,264.00) **\$4,362,736.00**

003 1499-21

Liquidated damages associated with failure to meet City Residency and Community Hiring goals.

(\$23,047.50)

TOTAL CHANGE ADDITION

(\$23,047.50)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$4,339,688.50

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1499 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number

7758

Changes as specified above authorized for the Public Building Commission

10

Reviewed By

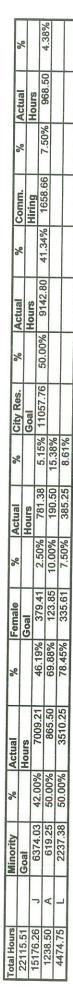
Executive Directo

File: 08080 Dunning Branch Library 03-08-14-08 CO_PBC_LMG_January2012dApprovalC1499No21_20111216

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Dunning Branch Library Liquidated Damages Report

Public Building Commission of Chicago • Richard J. Daley Center • 50 West Washington, Room 200 • Chicago, Illinois 60602 • Tel: 312-744-3090 • Fax:312-744-8005



City Residency	\$17,560.00
**Community Hiring	\$5,487.50
6	

*Formula is 1/20 of 1% (.0005) of the Adjusted Contract Value multiplied by the Percentage Deficiency.
\$17,560.00 City Residency Hiring LDs = 0.0005 x \$4,390,000.00 (Adjusted Contract Value) x 8 (Shortfall Percentage)

**Formula is 1/20 of 1% (.0005) of the Adjusted Contract Value multiplied by the Percentage Deficiency.
\$9,877.50 Community Hiring LDs = 0.0005 x \$4,390,000.00 (Adjusted Contract Value) x 4.5 (Shortfall Percentage)

Achievement percentages are rounded up to the nearest whole percent and damages are assessed accordingly for each percentage of shortfall.

CHANGE ORDER

31st Street Harbor - Coastal

3155 S. Lake Shore Drive

January 10, 2012

Paschen Gillen Skipper Marine JV 5515 N. East River Road

Chicago, IL 60656

CHNG

BULL

CONTRACT NUMBER 1502R

ORDR

NUM

ORIGINAL CONTRACT PRICE

\$30,316,650.00 \$366,794.03

NUM

APPROVED CHANGE ORDERS

ADJUSTED CONTRACT PRICE TO DATE

\$30,683,444.03

006

1502R-12P

Add reinforcing steel to the down turned slab along the north edge of the plaza where the slab meets concrete steps of Peninsula Park revetment.

\$676.28

Error or Omission.

TOTAL CHANGE ADDITION

\$676.28

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$30,684,120.31

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1502R heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number

7758

Changes as specified above authorized for the Public Building Commission of Chicago by

Reviewed By

Executive Director

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File: 11120-03-08.1-14-08 CO_PBC_LMG_January2012BdApproval_C1502RNo12P_20111216

CHANGE ORDER

Haas Park Field House

2402 N. Washtenaw

January 10, 2012

F.H. Paschen / SN Nielsen & Associates 5515 N. East River Road

Chicago, IL 60656

NUM

CHNG BULL

CONTRACT NUMBER 1516

ORDR NUM

003

ORIGINAL CONTRACT PRICE APPROVED CHANGE ORDERS

\$4,452,000.00 \$13,201.07

ADJUSTED CONTRACT PRICE TO DATE

\$4,404,858.84

003 1516-29

1516-33

Revise grading at trash enclosure and add tactile warnings at curb of parking space.

\$5,435.24

Error or Omission.

\$7,765.83

Remove and replace caulk at surfaces not bordered by brick. Error or Omission.

TOTAL CHANGE ADDITION

\$13,201.07

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$4,404,858.84

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1516 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

File: 11030-03-08-14-08 CO_PBC_LMG_January2012BdApproval_C1516No29No33_20111216

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Notice of Award January 2012

REQUEST FOR SERVICE \$25,000 & UNDER

Unisys	\$4,650.00
CDW-G	\$220.89