

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2013

The 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 October 1, 2013 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Byron T. Brazier
Martin Cabrera, Jr.
Thomas J. Kotel
Toni Preckwinkle
Arnold L. Randall
Samuel Wm. Sax
Mariyana T. Spyropoulos
Bryan S. Traubert
David Vitale

Also present were:

Erin Lavin Cabonargi

G. Alfered	S. Hogan	K. Pensack
A. Becerra	A. Joseph	M. Powerantz
B. Campney	C. Kelly	K. Purcell
A. Del Muro	L. Larada	C. Rivette
R. DeVaughn	T. Later	O. Ruffin
A. Eisenberg	W. Lawden	E. Ryan
E. Fisk-Smith	L. Lypson	K. Shamley
T. Foucher-Weekley	J. Mark	J. Slattery
A. Fredd	D. McNabb	M. Vander Weele
L. Giderof	S. Murphy	A. Wanat
C. Hansford	L. Neal	
P. Hartney	D. Olson	
T. Haymaker	A. Orellana	

The meeting was called to order by Chairman Rahm Emanuel and the presence of a quorum was established.

The next item to be considered by the Board of Commissioners was to conduct a public participation period 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. Ms. Pensack provided comments regarding over-crowded schools and the use of Tax Increment Financing (TIF) to fund staffing for the public schools instead of buildings.

At the conclusion of public participation period, Chairman Emanuel reconvened the board meeting and presented to the Board of Commissioners for consideration of approval the minutes of the regular meeting held on September 10, 2013. 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 10, 2013 meeting were unanimously approved.

Next was the administration of the oath of office to Bryan S. Traubert, appointee of the Chicago Park District, as a Commissioner of the Public Building Commission for a term ending on September 30, 2018. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7970

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Bryan S. Traubert, appointee of the Chicago Park District, as a board member of the Public Building Commission for a term ending on September 30, 2018.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
Martin Cabrera, Jr., Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos,
Bryan S. Traubert, David Vitale - 10

October 2013

00000-01-01-02-04 MMR_PBC_AF_MINUTES_20131105.doc

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with the administration of the oath of office to David J. Vitale, appointee of the Board of Education of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending September 30, 2018. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7971

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of David J. Vitale, appointee of the Board of Education of the City of Chicago, as a board member of the Public Building Commission for a term ending on September 30, 2018.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
Martin Cabrera, Jr., Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos,
Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

The Board of Commissioners was presented with the nomination and election of officers for terms ending September 30, 2014, as follows:

Rahm Emanuel	Chairman
Lori A. Lypson	Secretary
Megan Harte	Assistant Secretary
Dr. Byron T. Brazier	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.

Next, the Board of Commissioners was advised of the appointment by the Chairman of the Public Building Commission of the Chairman and members of the PBC Audit Committee as follows:

Chairman	Martin Cabrera, Jr.
Member	Samuel Wm. Sax
Member	Dr. Byron T. Brazier

The Board of Commissioners was also advised that the Chairman of the Public Building Commission had appointed the following persons as Chairman and member of the PBC Administrative Operations Committee:

Chairman	Dr. Byron T. Brazier
Member	Arnold Randall

Next, Commissioner Byron Brazier presented the report of the Administrative Operations (AO) Committee meeting held on September 19, 2013, which is summarized as follows:

1. **Reports by the Executive Director.** The Executive Director advised the AO Committee regarding bid openings for the Chicago Children's Advocacy Center Addition and Renovation Project and the Jones College Prep High School Phase II Renovation Project.

2. **Reports by the Chief Operating Officer.**

- **Task Order Assignments:** The AO Committee accepted the reports regarding issuance of the following Task Orders: Fire Station Engine 16, Environmental ABC Services (Environmental Protection Industries); Coonley ES Addition, Environmental ABC Services (Tetra Tech EM, Inc.); Eric Solorio Academy HS Project, Geotechnical Services (GSG Consultants, Inc.); Coonley ES Addition, Geotechnical Services (K & S Engineers); Albany Park Library, Material Testing Services (Terracon Consultants); Collins HS, Material Testing Services (Interra, Inc.); Ping Tom Park Field House Phase I, Material Testing Services (K & S Engineers); and Chinatown Branch Library, Commissioning Services (Environmental Systems Design, Inc.).
- **Coonley Elementary School.** The AO Committee accepted the report regarding the pre-qualification of general contractors to bid on the John C. Coonley Elementary School – Addition & Renovation Project.
- **Amendments.** The AO Committee accepted the reports recommending approval of the following professional services agreements: Back of the Yards HS,

STL Architects, Inc., \$9,292.37; Brighton Park II School, Architrave, \$51,816.32; and Jones College Prep Campus, Perkins + Will, \$31,200.00.

3. **Reports by the Chief Development Officer.**

- **Change Orders.** The AO Committee accepted the report recommending approval of change orders for the Change Orders for the Back of the Yards College Prep HS, credit (\$545,484.00) and South Shore HS Abatement and Demolition Project (\$23,150.47).
- **Field Orders.** The AO Committee was advised that 11 field orders were issued involving the following projects: Back of the Yards High School; Bell School Addition; Hale Elementary School Linked Annex; Edison Park Elementary School Linked Annex; Lake View HS STEM Renovation; and Ping Tom Park Field House.

The report of the AO Committee was accepted.

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. 7972

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue amendments to the Professional Service Agreements as indicated on the document entitled “Proposed Professional Services Amendment Report to the Administrative Operations Committee” and attached to the minutes of this meeting as **Exhibit “A”**.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
 Martin Cabrera, Jr., Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos,
 Bryan S. Traubert, David Vitale - 10

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 presented to the Commissioners a brochure

entitled, “2012 Annual Report – Investing in Community” which summarized the activities and highlights of the Commission during calendar year 2012. The report provided an overview of the accomplishments of the Commission which included: completion of 19 projects such as the new 12th District Police Station, the 31st Street Harbor, new Engine Company 16 (which received a \$4.8 million grant from the American Recovery and Reinvestment Act) and the development of the Douglas Park Artificial Turf and Rosenblum Park Redevelopment projects. Also noteworthy were the completion of the new Sarah E. Goode STEM Academy, the new James Shields Middle School, the Edgebrook Elementary School Addition, the Air Force Academy Renovation Project, Peck Elementary School Renovation, Charles R. Henderson Elementary School Renovation, William J. Onahan Elementary School Linked Annex and the Durkin Park Elementary School Linked Annex. More than 25 awards for excellence in project and program development were awarded to PBC during 2012 include the *Engineering News Record* Best Project of the Year Award for the new 31st Street Harbor.

The Commission’s cost performance and effective on projects were also exemplary, with projects trending under budget by 8.17%. Approved changes orders for construction projects represented 2.8% and total indirect costs averaged 16.26% of construction costs. More than 1,437 full time equivalent (FTE) jobs were created for construction and professional services during 2012. For construction projects, MBE participation compliance on projects was 27.49, and WBE participation compliance was 5.62%. Professional services on projects completed in 2012 paid to date achieved 46.42% MBE participation and 11.41% WBE participation. For professional administrative consulting services during 2012, MBE participation was 46% and WBE participation was 5%. The Executive Director advised the Commissioners that a full copy of the 2012 Annual Report was available on the PBC web-site. The Executive Director and her

staff were commended by the Commissioners, and the reports of the Executive Director were accepted.

The Executive Director then called upon Paul Spieles, Chief Development Officer, to present to the Board of Commissioners for consideration of approval proposed Change Orders to the various contracts for the projects as indicated on the document entitled, "Summary of Proposed Change Orders" and attached to the minutes of this meeting as **Exhibit "B"**. After discussion and consideration, and upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 7973

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 for the projects as indicated on the document entitled "Summary of Proposed Change Orders for PBC Board Meeting" and attached to the minutes of this meeting as **Exhibit "B"**.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
 Martin Cabrera, Jr., Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos,
 Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

The next item presented to the Commissioners was the Notice of Awards report. There were three (3) items included on the notice of contracts awarded since the previous board meeting that were under \$25,000. The report was accepted and a copy of this report is attached hereto as **Exhibit "C."**

The Board of Commissioners was next presented with a report regarding awards made to Specialty Consultants to be used on various projects undertaken by the Public Building Commission. There were eight (8) items included on the notice of task orders issued to specialty consultants against term contracts since the previous board meeting. The report was accepted and a copy of this report is attached hereto as **Exhibit "D."**

The next item to be presented to the Board of Commissioners was the proposed 2014 Operations and Maintenance Budget and the 2014 Capital Budget for the Richard J. Daley Center. After discussion and consideration and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7974

WHEREAS, the proposed Richard J. Daley Center Operations and Maintenance Budget and the Capital Budget for Fiscal Year 2014 are \$15,774,589 and \$2,992,000, respectively.

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 Operations and Maintenance Budget and Capital Budget for the fiscal year January 1, 2014 to December 31, 2014 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 and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the sums of \$15,774,589 for the Operations and Maintenance Budget of the Richard J. Daley Center and \$2,992,000 for the Capital Budget of the Richard J. Daley Center for the fiscal year January 1, 2014 to December 31, 2014.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
Martin Cabrera, Jr., Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos,
Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

The next item to be presented to the Board of Commissioners of the Public Building Commission was a report by the Executive Director concerning the Public Building Commission's 2014 Administrative Expense Budget. She advised the Commissioners that the proposed 2014 Administrative Budget was \$14,329,079. After discussion and consideration and upon motion duly made and seconded, the proposed 2014 Public Building Commission of Chicago Consolidated Administrative Expense Budget was approved and is attached hereto collectively as **Exhibit "F"**:

RESOLUTION NO. 7975

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2014 Consolidated Administrative Expense Budget in the total amount of \$14,329,079 attached hereto as **Exhibit "F"** is hereby approved.

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
Martin Cabrera, Jr., Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos,
Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

Upon motion duly made and seconded, the following resolution regarding the allocation of the Administrative Expense budget under the Series A of 1990 bond issue was unanimously adopted:

RESOLUTION NO. 7976

2014 Administrative Expense Budget under
Bond Resolution No. 3900 - Series A of 1990

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt pursuant to Resolution No. 3900 the following Administrative Expense Budget for 2014:

	1990A
Personnel Services	\$183,262
Insurance	17,450
Legal	12,807
Inspector General	7,315
Professional Services	39,703
Rent/Leasehold Improvements	14,990
Office Supplies & Other Admin. Items	<u>24,473</u>
Total:	\$ 300,000

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
 Martin Cabrera, Jr., Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos,
 Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

Upon the motion duly made and seconded, the following resolution regarding the allocation of the Administrative Expense Budget for the Series B of 1990 bond issue was unanimously adopted:

RESOLUTION NO. 7977

2014 Administrative Expense Budget under
 Bond Resolution No. 3901- Series B of 1990

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the following Administrative Expense Budget for 2013 for that portion of its activities and related expenses properly chargeable to PBC fees, Restricted Net Assets and direct allocation to various project accounts:

	1990 B
Personnel Services &	\$15,272
Insurance	1,454

October 2013

00000-01-01-02-04 MMR_PBC_AF_MINUTES_20131105.doc

Legal Fees	1,067
Inspector General	610
Professional Services	3,309
Rent/Leasehold Improvements	1,249
Office Supplies & Other Admin. Items	<u>2,039</u>
Total:	\$25,000

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
 Martin Cabrera, Jr., Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos,
 Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

Thereupon the Board of Commissioners considered the remaining portion of the proposed Consolidated Administrative Expense Budget which would be chargeable to other revenues of the Public Building Commission. Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 7978

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the following Administrative Expense Budget for 2014 for that portion of its activities and related expenses properly chargeable to PBC fees, Restricted Net Assets and direct allocation to various project accounts:

	PBC Fees & Direct Allocation
Personnel Services & Insurance	\$ 733,049
Legal	69,799
Inspector General	51,226
Professional Services	29,259
Rent/Leasehold Improvements	59,959
Office Supplies & Other Admin. Items	<u>97,893</u>
Total:	\$1,200,000

Commissioners voting in the affirmative:

Rahm Emanuel, Byron T. Brazier,
 Martin Cabrera, Jr., Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos,
 Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the award of Contract 1554R to Friedler Construction Company for the construction of the William Jones Prep High School Phase II Renovation Project located at 606 South State Street. Three responsive bids were received as a result of the bid solicitation from duly pre-qualified general contractors. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7979

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. 1554R, construction of the William Jones College Prep High School Phase II Renovation Project located at 606 South State Street, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA</u>
Friedler Construction	\$3,699,800.00	\$3,522,210.00
K.R. Miller Contractors, Inc.	\$3,747,000.00	\$3,597,120.00
F.H. Paschen/S.N. Nielsen	\$3,755,000.00	\$3,606,678.00

WHEREAS, the bid of Friedler Construction Company 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, Friedler Construction Company 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 Fidelity and Deposit Company of Maryland, 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. 1554R be awarded to Friedler Construction Company and Fidelity and Deposit Company of Maryland, 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 Friedler Construction Company Contract No. 1554R, construction of the William Jones College Prep High School Phase II Renovation Project, pursuant to the terms thereof for the total contract price of \$3,699,800.00 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. 1554R, subject to the completion and delivery to the Commission of said form of bond by Friedler Construction Company and Fidelity and Deposit Company of Maryland, as surety, in the principal amount of \$3,699,800.00, 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 T. Brazier,
 Martin Cabrera, Jr., Thomas J. Kotel,
 Toni Preckwinkle, Arnold L. Randall,
 Samuel Wm. Sax, Mariyana T. Spyropoulos,
 Bryan S. Traubert, David Vitale - 10

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding the pre-qualification of contractors for the John C. Coonley Elementary School Addition and Renovation Project located at 4046 North Leavitt Street. The Commissioners were advised that 12 contractors had submitted statements of qualification and financial condition in response to public advertisements for pre-qualification by the Commission, and that 11 of the firms were

recommended for pre-qualification. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 7980

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission hereby determines that the following firms are approved as pre-qualified to submit bids for the construction of the John C. Coonley Elementary School Addition and Renovation Project: K. R. Miller Contractors, Inc.; Blinderman Construction Company, Inc.; Burling Builders, Inc.; FH Paschen SN Nielsen & Associates; Tyler Lane Construction, Inc.; Wight Construction Services, Inc.; Henry Bros. Co.; KYD-OVC Joint Venture; IHC Construction Companies, LLC; The George Sollitt Construction Company; and Friedler Construction Company.

BE IT FURTHER RESOLVED that the Public Building Commission hereby authorizes and directs the appropriate officials of the Public Building Commission to take such action 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, Byron T. Brazier,
Martin Cabrera, Jr., Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos,
Bryan S. Troubler, David Vitale - 10

Commissioners voting in the negative:

None

Finally, the Board of Commissioners was presented with consideration of approval of the award of Contract 1555 to IHC Construction Companies, LLC for the construction of the Chicago Children's Advocacy Center Addition and Renovation Project located at 1240 South Damen Avenue. Three responsive bids were received as a result of the bid solicitation from duly

pre-qualified general contractors. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 7981

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. 1555, construction of the Chicago Children's Advocacy Center Addition and Renovation Project located at 1240 South Damen Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA</u>
IHC Construction Companies, LLC	\$7,145,034.00	\$6,830,653.00
F.H. Paschen, S.N.	\$7,581,000.00	\$7,292,922.00
K.R. Miller Contractors, Inc.	\$7,807,000.00	\$7,494,720.00

WHEREAS, the bid of IHC Construction Companies, LLC 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, IHC Construction Companies, LLC 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. 1555 be awarded to IHC Construction Companies, LLC 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 IHC Construction Companies, LLC Contract No. 1555, construction of the Chicago Children's Advocacy Center Addition and Renovation Project, pursuant to the terms thereof for the total contract price of \$7,145,034.00 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. 1555, subject to the completion and delivery to the Commission of said form of bond by IHC Construction Companies, LLC and Continental Casualty Company, as surety, in the principal amount of \$7,145,034.00, 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 T. Brazier,
Martin Cabrera, Jr., Thomas J. Kotel,
Toni Preckwinkle, Arnold L. Randall,
Samuel Wm. Sax, Mariyana T. Spyropoulos,
Bryan S. Traubert, David Vitale – 10

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 September 19, 2013

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction	Current Consultant's Fee	Amount of the Proposed Amendment	Revised Consultant's Fee including Amendment	Revised Consultant's Fee as % of Current Cost of Construction
1	Back of the Yards High School	STL Architects, Inc. (PS 1644 - A9) Architect of Record	This amendment is for an increase in the amount of \$9,292.37 for the Architect of Record to provide additional design and engineering services associated with client directed modifications associated with fencing modifications, graffiti protection, and a ball stop at the softball field. The services represented in this amendment were not included in the original scope of services.	\$63,861,286.00	\$4,369,947.88	\$9,292.37	\$4,379,240.25	6.86%
2	Brighton Park II School (Shields Middle School)	Architrave (PS 1241- A5) Architect of Record	This amendment is for an increase in the amount of \$51,816.32 for the Architect of Record to provide additional design and engineering services associated with remobilization required for the project, including remobilization, additional submittal and permitting time, updates associated with client-directed technical bulletins, billing rate increases, as well as modifications to the entry canopy. The services represented in this amendment were not included in the original scope of services.	\$25,256,696.35	\$1,939,840.50	\$51,816.32	\$1,991,656.82	7.89%
3	Jones College Prep Campus (Jones Renovation)	Perkins + Will (PS 1547 - A9) Architect of Record	This amendment is for an increase in the amount of \$31,200.00 for the Architect of Record to provide additional design and engineering services for the Jones College Prep Renovation Phase II project, including MEP revisions to the bid documents, as well as architectural services required for re-bidding (coordination of the MEP and architectural documents, additional estimating services, revised drawings and specifications for re-bid, pre-bid meetings, and responses to bid RFIs.) The services represented in this amendment were not included in the original scope of services.	\$93,344,000.00	\$6,426,226.50	\$31,200.00	\$6,457,426.50	6.92%

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – October 1, 2013

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
October 1, 2013

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONTRACT AWARD VALUE	AMOUNT OF PREVIOUSLY APPROVED BOARD CHANGE ORDERS	CURRENT CONTRACT VALUE (Including Previously Approved Board Change Orders)	OCTOBER PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGE ORDERS % (of Original Contract)
Close-Out								
Back of the Yards College Preparatory High School 2111 W. 47th Street Close-Out Manager: Winnie Moy	C-1521	Sollitt / Brown and Momen Joint Venture	\$63,822,440.00	\$38,846.00	\$63,861,286.00	(\$545,484.00)	\$63,315,802.00	-0.79%
South Shore High School Abatement and Demolition 7529 S. Constance Avenue Close-Out Manager: Winnie Moy	C-1525	Omega Demolition	\$2,344,504.00	(\$178,588.00)	\$2,165,916.00	\$23,150.47	\$2,189,066.47	-6.63%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Back of the Yards High School

2111 W. 47th Street

October 1, 2013

Sollitt / Brown and Momen Joint Venture

790 N. Central Avenue

Wood Dale, IL 60191

CO	BULL	CONTRACT NUMBER	1521
NUM	NUM	ORIGINAL CONTRACT AWARD VALUE	\$63,822,440.00
		APPROVED CHANGE ORDERS	\$38,846.00
		CURRENT CONTRACT VALUE	\$63,861,286.00
003	1521-124	Deduct unused CCTV (closed circuit surveillance system) allowance. Other.	(\$116,675.00)
003	1521-125	Deduct unused site work allowance. Other.	(\$428,809.00)

TOTAL CHANGE (\$545,484.00)

ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES **\$63,315,802.00**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1521 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7973

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

South Shore High School Abatement and Demolition

7529 S. Constance Avenue

October 1, 2013

Omega Demolition
31W566 Spaulding Road
Elgin, IL 60120

CHNG	BULL	CONTRACT NUMBER 1525	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$2,344,504.00
NUM		APPROVED CHANGE ORDERS	(\$178,588.00)
ADJUSTED CONTRACT PRICE TO DATE			\$2,165,916.00
004	1525-19D	Remove on-site material and grade site. Other.	\$232,540.47
004	1525-20D	Late completion Liquidated Damages. Other.	(\$39,000.00)
004	1525-21D	Deduct unused Commission's Contingency. Other.	(\$68,747.00)
004	1525-22D	Liquidated damages associated with failure to meet economic sustainability requirements. Other.	(\$1,643.00)
004	1525-23D	Deduct unused site work allowance. Other.	(\$100,000.00)
TOTAL CHANGE ADDITION			\$23,150.47
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$2,189,066.47

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1525 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 7973

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


Reviewed By


Executive Director

Public Building Commission of Chicago
Workforce Liquidated Damages Report

Project: S. Shore HS Abatement & Demo Contract No: C1525 Contractor: Omega Demolition
 Base Bid: \$2,344,504.00 Data Date: 7/26/2013 Adjusted Contract: \$2,190,709.00

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	9,986						
Minority		50	4,993	61.45	6,136	0	\$0.00
Female		0	0	1.66	166	0	\$0.00
Apprentice	0						
Minority		0	0	0.00	0	0	\$0.00
Female		0	0	0.00	0	0	\$0.00
Laborer	6,024						
Minority		50	3,012	101.60	6,120	0	\$0.00
Female		0	0	1.68	101	0	\$0.00
City Residency	16,010						
		50	8,005	54.63	8,746	0	\$0.00
Community Hiring	16,010						
		7.5	1,201	5.66	906	1.5	\$1,643.03
Total Liquidated Damages							\$1,643.03

Journeyworkers: .0004 x base bid x shortfall points
 Apprentices: .0003 x base bid x shortfall points
 Laborers: .0001 x base bid x shortfall points
 City Residency & Community Hiring: .0005 x adjusted contract value x shortfall points

NOTICE OF AWARD
OCTOBER 2013

REQUEST FOR SERVICE \$25,000 & UNDER					
Project Name	Service	Type	M/WBE	Firm	\$ Total
OEMC Camera Infrastructure	Peer review			Xtivity Solutions	\$ 10,000.00
Richard M. Daley Branch Library	Emergency repair on existing boiler			Premier Mechanical, Inc.	\$ 3,501.57
PBC Administration	Purchase of ink for color printers			CDW-G	\$ 7,789.01

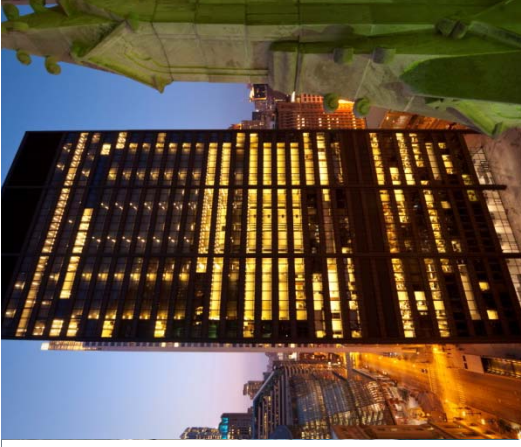
"EXHIBIT D"

NOTICE OF AWARD
OCTOBER 2013

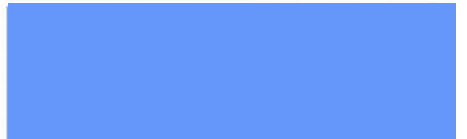
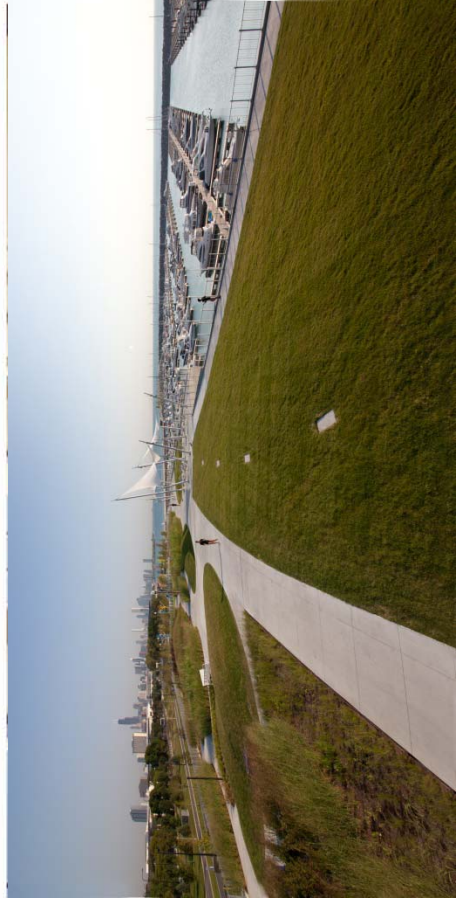
TASK ORDERS AWARDED AGAINST TERM CONTRACTS					
Project Name	Service	Type	M/WBE	Firm	\$ Total
Fire Station Engine 16	Environmental A,B,C Services	C		Environmental Protection Industries	\$ 9,957.50
Coonley ES Addition	Environmental A,B,C Services	C		Tetra Tech EM, Inc.	\$ 89,766.00
Eric Solorio Academy High School Project (Kelly Curie H.S.)	Geotechnical Services	D	MBE	GSG Consultants, Inc.	\$ 50,500.00
Coonley ES Addition	Geotechnical Services	A	MBE	K & S Engineers	\$ 7,240.00
Albany Park Library	Material Testing Services	A		Terracon Consultants	\$ 1,935.00
Collins H.S.	Material Testing Services	A	MBE	Interra, Inc.	\$ 4,510.00
Ping Tom Park Field House Phase I	Material Testing Services	A	MBE	K & S Engineers	\$ 4,284.00
Chinatown Branch Library	Commissioning Services	RMW	MBE	Environmental Systems Design, Inc.	\$ 89,908.00

Specialty Consultant	Term 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	\$1,000,000.00
Surveying	\$200,000.00
Traffic Study	\$200,000.00
Commissioning	\$500,000.00

R - Rotation
RMW - M/WBE Deficiency
C - Cradle to Grave (Environ. Only)
D - Directed Source
AT - Amendment to task order
A - Additional Services



Public Building Commission of Chicago
2014 Budget
Annual Board Meeting
October 1, 2013
Mayor Rahm Emanuel, Chairman
Erin Lavin Cabonargi, Executive Director





Public Building Commission of Chicago

2014 Budget

Annual Board Meeting

October 1, 2013

III. Administrative Budget

Herein, please find the proposed 2014 Administrative Budget for \$14,329,079.

Approval of the PBC's annual Administrative Budget provides the authority for the PBC to deliver on its core mission of developing and implementing capital projects on behalf of its client agencies. The level of resources fluctuates as the workload (WIP) fluctuates. The PBC's WIP increased in 2013 due to Projects added to the PBC's Program in 1st Quarter 2013 that were not contemplated at the time of the development of the 2013 Budget. These projects are being completed in 2013, and it is expected that the WIP will decline in 2014 and again in 2015 based upon current Program projections.

Another important factor in the Administrative Budget for 2014 is the level of bond lease revenue received annually from prior debt issuance. Previously, this lease revenue covered up to two thirds of the budget. However, as the bond series have been retired, the lease revenues have declined to the point where they only generate approximately \$1.5M annually. This has increased reliance on the Administrative Fee as the primary resource for funding the PBC Administrative Budget.

The 2014 Administrative Budget was developed to provide technical and professional support to deliver the PBC's projected Program, while also providing for resources to further business development.