

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON MAY 13, 2014**

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 May 13, 2014 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman  
Byron T. Brazier  
Thomas J. Kotel  
Jose G. Maldonado, Jr.  
Arnold L. Randall  
Samuel Wm. Sax  
Mariyana T. Spyropoulos  
Bryan Traubert

Also present were:

Erin Lavin Cabonargi

|      |                 |    |            |    |              |
|------|-----------------|----|------------|----|--------------|
| C.   | Blake           | K. | LaJeune    | M. | Sullivan     |
| G.   | Blakemore       | I. | Lakada     | K. | Taylor       |
| B.   | Campney         | T. | Later      | J. | Valentin     |
| N.   | Castillo Hassan | L. | Lypson     | M. | Vander Weele |
| L.   | Daley           | C. | McClenahan | M. | Wagstaff     |
| C.   | Davidson        | D. | McNabb     | J. | Williams     |
| A.   | Del Muro        | P. | Montenegro |    |              |
| B.   | Fisk Smith      | L. | Neal       |    |              |
| T.   | Foucher-Weekley | K. | Newman     |    |              |
| L.   | Giderof         | D. | O'Neill    |    |              |
| R.   | Giderof         | K. | Pensack    |    |              |
| R.   | Gil             | J. | Perez      |    |              |
| I.   | Hansen          | K. | Purcell    |    |              |
| C.   | Hansford        | A. | Richardson |    |              |
| M.   | Harte           | E. | Rivera     |    |              |
| T.   | Haymaker        | O. | Ruffin     |    |              |
| H.   | Howard          | E. | Ryan       |    |              |
| M.D. | Johnson         | E. | Ryan       |    |              |
| C.   | Kelly           | G. | Simmons    |    |              |

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

Pursuant to Section 2.06(g) of the Open Meetings Act, a public participation period was held. The following persons had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: George Blakemore; Dennis O'Neill; and Kathryn Pensack. George Blakemore provided comments on public school construction projects including the 2013 Summer Investment Program and equal employment opportunities for African Americans. Dennis O'Neill provided comments on the new school project for the southwest area and increase in population of elementary age children in the vicinity of University of Illinois at Chicago. Kathryn Pensack provided comments in support of the Green Chicago initiative and the use of solar energy sources in all PBC projects including the Albany Park Branch Library.

At the conclusion of the public participation period, the board meeting was reconvened and the Board of Commissioners considered the approval of the minutes of the meeting held on April 8, 2014. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the April 8, 2014 board meeting were unanimously approved.

The next item on the Agenda was a report by Commissioner Byron T. Brazier regarding the Audit Committee meeting held on April 24, 2014. He advised the Board of Commissioners that the Audit Committee was presented with a comprehensive report by the Chief Operating Officer regarding enhancements undertaken in support of PBC's M/WBE program, including: collaboration with sister and assist agencies and enhancements of Internal Controls and Contract Compliance policies, updated compliance materials and staff training. It was recommended that PBC adopt federal guidelines (US Department of Transportation) to determine M/WBE utilization by certified M/WBE manufacturers (100% of expenditures), distributors or suppliers (60% of expenditures), or brokers (0% of expenditures). In addition, Deloitte & Touche LLP

was engaged to provide compliance attestation services to assist PBC in its evaluation of M/WBE reporting in the 2013 Year End Staff Report.

The report of the Audit Committee was accepted.

Next, Commissioner Brazier presented the report of the Administrative Operations (AO) Committee meeting held on May 8, 2014, which is summarized as follows:

1. **Report by Executive Director.** The AO Committee accepted the reports by the Executive Director regarding ribbon cutting at Bell Elementary School, the 2014 First Quarter (Q1) staff reports, and a bid opening for the Turf Field at National Teachers Academy (Jones College Prep). She also advised the Commissioners regarding various awards for PBC projects and programs.
2. **Reports by the Director of Finance.** The AO Committee accepted the reports by the Director of Finance regarding expenditures and variances for various categories with respect to the 2014 Richard J. Daley Center Budget and the PBC Administrative Budget for 2014. Orestes Ruffin, property manager for the Daley Center, discussed categories of variances for the Daley Center Budget. There was also detailed discussion regarding the impact of work in place on PBC's Administrative Expense Budget for the current and future years.
3. **Reports by the Chief Operating Officer.** The AO Committee accepted the following reports by the Chief Operating Officer:
  - **Specialty Consultants – Task Orders.** Report on Task Orders awarded to Specialty Consultants for the following services and projects: Environmental ABC (Oriole Park ES Annex, Lincoln ES and Wildwood ES Annex); Environmental Renovation/Demolition Services (Oriole Park ES Annex and Wildwood ES Annex); Geotechnical (Southwest Area ES); Material Testing (Children's Advocacy Center); and Surveying (Wildwood ES Annex).
  - **Cost Estimating Services.** Appointment of Concord Group to provide cost estimating services for a two (2) year term with the option to extend an additional year for an amount not to exceed \$250,000 over the term of the agreement.
  - **Photographic Documentation Services.** Appointment of Multivista Construction Documentation to provide photographic documentation services to the PBC for a term of two (2) years with the option to extend an additional year for an amount not to exceed \$150,000 for the initial two (2) year term.
  - **Architect of Record for Southeast Area Elementary and Southwest Area Elementary School Projects.** Appointment of SMNG-A Architects, Ltd. as Architect of Record for the Southeast Area Elementary School for an estimated fee of \$3,000,000.00 and STR Partners LLC as Architect of Record for the Southwest Area Elementary School for an estimated fee of \$3,200,000.00.

**4. Reports by the Chief Development Officer.** The AO Committee accepted the following reports by the Chief Development Officer:

- **Amendment.** Recommendation to approve proposed amendment to professional services agreement with Ilekis & Associates, architect of record for the Wildwood Elementary School Annex, in the amount of \$40,000.00.
- **Change Orders.** Recommendation to approve proposed Change Orders for the following projects: Onahan ES Linked Annex, credit (\$541,915.80); Gwendolyn Brooks College Prep Addition, \$35,455.65; Kelly Curie Gage Park (Solorio) HS, \$290,727.00; Ping Tom Memorial Park Field House, \$21,873.80; and 31<sup>st</sup> Street Harbor – Landside, \$388,395.20.
- **Field Order Activity Report.** The AO Committee was advised that 23 field orders were issued involving six projects.

The report of the Administrative Operations (AO) Committee was accepted.

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

**RESOLUTION NO. 8048**

**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 listed on the document entitled “Proposed Professional Services Amendments 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 T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**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 advised the Board of Commissioners regarding the Bell Elementary School Ribbon Cutting event on April 21, 2014 and the Ground

Breaking for Chinatown Library event on May 13, 2014. She also reported that the Public Building Commission's Environmental Program received the 2014 National Environmental Excellence Award from the National Association of Environmental Professionals (NAEP) and the President's Award for the Sarah E. Goode STEM Academy from the American Society of Landscape Architects.

The Executive Director also presented the 2014 First Quarter (Q1) Staff Reports which included: Executive Summary Report; Program Cost Performance Report; Program Cost Effectiveness Report; Active Project Status Report; Environmental Sustainability Report; and Economic Sustainability Report. Highlights of the various reports are summarized as follows: The multi-year Program Cost Status Report for Q1 2014 showed current program authority in excess of \$2.7 billion in project development costs. Projects included in the multi-year program are trending under budget by 7.51% representing a variance of \$204 million under the original undertaking budgets. For active capital construction projects during Q1 2014, PBC's budget to actual variance is less than 2%, reflecting stabilization in the market over the last several years after the economic impacts of 2008. The Program Cost Effectiveness Report shows change orders for construction projects completed in 2013 and currently in construction is 1.8% and the projected change order percentage for these projects is 3.1%, which is below the industry standard change order percentage of 3-5% for construction of new municipal and educational facilities. PBC's Indirect Costs average 16.29%, of construction costs. Indirect costs average 16.39% of construction costs which is consistently below the industry average of 35%. Indirect costs on large scale projects exceeding \$50M is 13.75%.

The Active Project Status Report provided a detailed snapshot of each PBC project. The Sustainable Development Report through Q1 2014 indicated that PBC has achieved LEED Certification on 62 municipally-owned projects, with an additional 21 registered projects. MBE commitments as shown on the Economic Sustainability Report through Q1 2014 were 27.81% for GC projects and 35.92% for professional services. WBE commitments through Q1 2014 for construction projects by type were 4.45% for GC projects, and 4.10% for professional services. Total amounts paid through Q1 2014 to MBE firms for general construction and professional services projects completed were 35.69% and 46.54%, respectively, for a total of 37.01%. WBE firms received payments to date for projects completed through Q1 2014 of 4.83 for construction projects and 4.25% for professional services, for a total of 4.76%.

The reports of the Executive Director were accepted.

The Executive Director then called upon Ray Giderof, Director of Construction, to present to the Board of Commissioners for consideration of approval proposed Change Orders to the various contracts attached to the minutes of this meeting marked Exhibit "B". After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8049**

**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 various contracts for the projects as indicated on the document entitled "Summary of Proposed Change Orders" to the Administrative Operations Committee" and attached to the minutes of this meeting as Exhibit "B".

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

The next item presented to the Commissioners was the Notice of Awards report. There was one (1) item 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 on the agenda was consideration of approval to appoint The Concord Group to provide cost estimating services to the Public Building Commission of Chicago. The

services of an independent Cost Estimator is required during the planning, design, bidding and construction phases of projects. Cost estimating services have been satisfactorily performed by The Concord Group for PBC and its User Agencies, and the firm has the personnel, capacity, and experience to provide cost estimating services during each phase of the Commission's projects.

Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8050**

**BE IT RESOLVED** by the Board of Commissioner of the Public Building Commission that The Concord Group is hereby appointed as the Public Building Commission's Independent Cost Estimating Consultant for a term of two (2) years with the option to extend an additional year for a maximum contract amount of \$250,000 for the initial two (2) year term.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

The next item presented to the Board of Commissioners was consideration of approval to appoint Multivista Construction Documentation to provide photographic documentation services including visual-as-built documentation of the construction progress of each phase of Public Building Commission projects. Such photographic services have been satisfactorily performed by Multivista Construction Documents for PBC, and the firm has the personnel, capacity, and experience to document the evolution of construction on the Commission's projects.

Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8051**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby appoints Multivista Construction Documentation to provide construction documentation services for a term of two (2) years with the option to extend an additional year at a maximum contract amount of \$150,000 for the initial two (2) year term.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

Next, the Board of Commissioners was presented with consideration of approval of a proposed amendment of the Special Conditions regarding Remedial Program for Utilization of Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) firms. As a means for enhancing the PBC's Remedial Program, and in recognition of the value and risks that MBE and WBE firms contribute to the procurement process, it was recommended that the Public Building Commission adopt standards consistent with those used by the US Department of Transportation to determine the utilization of manufacturers (100% of expenditures), suppliers or distributors (60% of expenditures), and brokers (0% of expenditures). Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8052**

**BE IT HEREBY RESOLVED** by the Board of Commissioners of the Public Building Commission hereby approves the amendment of the Special Conditions regarding Remedial Program for Utilization of Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) firms in recognition of the value and risks that MBE and WBE firms contribute to the procurement process as follows:



A. **Manufacturers:** 100% of expenditures to a MBE or WBE manufacturer for items needed for the contract shall be counted toward MBE or WBE goals, as applicable. A manufacturer is a firm that operates or maintains a factory or establishment that produces on the premises, the materials, supplies, articles or equipment required under the Contract and of the general character described by the specifications.

B. **Distributors or Suppliers:** 60% of expenditures for materials and supplies purchased from a MBE or WBE that is certified as a regular dealer or supplier shall be counted toward MBE or WBE goals.

C. **Brokers:** 0% of expenditures paid to brokers will be counted toward the MBE or WBE goals.

**BE IT FURTHER RESOLVED** that the Public Building Commission hereby authorizes and directs the Executive Director and appropriate officials of the Public Building Commission to undertake such actions including, but not limited to the amendment of contract documents and to approve and execute such documents, upon approval by 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 T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

Next, the Board of Commissioners was presented with consideration of approval to award Contract 1558 to Kee Construction, LLC for the construction of the Turf Field at National Teachers Academy (for the William Jones College Prep High School) located at 2300 South Dearborn Street. Five 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. 8053**

**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. 1558, construction of the Turf Field at National Teachers Academy (for the William Jones College Prep High School) Project located at 2300 South Dearborn Street, copies of which bids and contract documents are on file with the Commission:

| <u>BIDDER</u>                  | <u>BASE BID</u> | <u>AWARD<br/>CRITERIA</u> |
|--------------------------------|-----------------|---------------------------|
| Kee Construction, LLC          | \$3,149,570.00  | \$3,094,452.60            |
| Chicago Commercial Contractors | \$3,444,000.00  | \$3,361,344.00            |
| Burling Builders, Inc.         | \$3,475,000.00  | \$3,337,737.50            |
| Friedler Construction Company  | \$3,978,000.00  | \$3,888,495.00            |
| McDonagh Demolition, Inc.      | \$4,100,000.00  | \$3,903,200.00            |

**WHEREAS**, the bid of Kee Construction, 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, Kee Construction, 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 The Ohio Casualty Insurance 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. 1558 be awarded to Kee Construction, LLC and The Ohio Casualty Insurance 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 Kee Construction, LLC Contract No. 1558, construction of the Turf Field at the National Teachers' Academy, pursuant to the terms thereof for the total contract price of \$3,149,570.00 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. 1558, subject to the completion and delivery to the Commission of said form of bond by Kee Construction, LLC and The Ohio Casualty Insurance Company, as surety, in the principal amount of \$3,149,570.00, 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,

Thomas J. Kotel, Jose G. Maldonado, Jr.,  
 Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

Thereupon the Executive Director presented to the Board of Commissioners for consideration of approval an Undertaking Request from the Board of Education for planning, design and construction of the Southwest Area Elementary School Project located at W. 60<sup>th</sup> Street and South Karlov Avenue. The project will serve 1500 students and include the following program elements: classrooms; a library; science, art, music and computer rooms; gymnasium spaces with stage; dining center; kitchen; playgrounds and a surface parking lot. The budget for all costs associated with the project will not exceed \$48,000,000.00. Upon motion duly made and seconded, the following resolution was adopted.

**RESOLUTION NO. 8054**

**BE IT RESOLVED** that the Board of Commissioners hereby approves the Undertaking Request from the Chicago Board of Education for the Southwest Area Elementary School Project and the total undertaking budget amount of \$48,000,000.00.

**BE IT FURTHER RESOLVED** that the Public Building Commission of Chicago hereby authorizes and directs the appropriate officials of the Public Building Commission of Chicago to take such action as may be required or advisable in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
 Thomas J. Kotel, Jose G. Maldonado, Jr.,  
 Arnold L. Randall, Samuel Wm. Sax,  
 Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval was the appointment of STR Partners, LLC as the Architect of Record (AOR) for the Southwest Area Elementary School Project. No action was taken by the Board of Commissioners, and this item was deferred for consideration at a later date.

The next item on the agenda was consideration of approval of the appointment of Schroeder, Murchie Niemiec Gazda-Ausklanis (SMNG) as Architect of Record (AOR) for the Southwest Area Elementary School project. No action was taken on this item, which was deferred.

Next, the Board of Commissioners convened an Executive Session for the purpose of discussing undertaking requests from the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under Section 2( c )(8) of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8055**

**BE IT RESOLVED** that an Executive Session of the Board of Commissioners is hereby convened for the purpose of consideration of approval of an undertaking request from the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under the Section 2(c)(8) of the Open Meetings Act.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

During the Executive Session, the Commissioners discussed Undertaking Request No. 58 from the Office of Emergency Management and Communications and the Office of Budget and Management of the City of Chicago for the OEMC Camera Infrastructure Program involving the analysis of the existing access control system, design and implementation of a new Access Control System and integration of the new access control system into the OEMC existing video surveillance system for an estimated project budget of \$150,000.00.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8056**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 58 from the Office of Emergency Management and the Office of Budget and Management of the City of Chicago for the analysis, design and implementation of a new Access Control System for an estimated project budget of \$150,000.00.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

During the Executive Session, the Commissioners also discussed Undertaking Request No. 69 from the Office of Emergency Management and Communications and the Office of Budget and Management of the City of Chicago for the OEMC Camera Infrastructure Program

for planning and design services to provide surveillance equipment and backhaul on the Bloomingdale Trail for an estimated project budget of \$641,675.00.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8057**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 69 from the Office of Emergency Management and the Office of Budget and Management of the City of Chicago for planning and design services to provide surveillance equipment and backhaul on the Bloomingdale Trail for an estimated project budget of \$641,675.00.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

Finally, the Board of Commissioners was presented with consideration of approval of Undertaking Request No. 70 from the Office of Emergency Management and Communications and the Office of Budget and Management of the City of Chicago for the OEMC Camera Infrastructure Program to provide an analysis, investigation, redesign and installation of the fiber, cat-6 cable, HD cameras and network equipment at Soldier Field for estimated project budget of \$975,000.00.

At the conclusion of the Executive Session, the meeting was reconvened and the following resolution was adopted:

**RESOLUTION NO. 8058**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 70 from the Office of Emergency Management and the Office of Budget and Management of the City of Chicago to provide an analysis, investigation, redesign and installation of the fiber, cat-6 cable, HD cameras and network equipment at Soldier Field for estimated project budget of \$975,000.00.

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

**Commissioners voting in the affirmative:**

Rahm Emanuel, Byron T. Brazier,  
Thomas J. Kotel, Jose G. Maldonado, Jr.,  
Arnold L. Randall, Samuel Wm. Sax,  
Mariyana T. Spyropoulos and Bryan Traubert – 8

**Commissioners voting in the negative:**

None

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

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Secretary

APPROVED:

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Chairman

Public Building Commission of Chicago  
 Proposed Amendment Report to the Administrative Operations Committee  
 May 8, 2014

| Amendment | Project                          | Consultant  | Reason for the Proposed Amendment   | Original Consultant's Fee | Amount of Previously Approved Amendments | 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         | Wildwood Elementary School Annex | Ilekis & Associates (PS2001-01) Architect of Record | This amendment increases the Architect of Record's fee by \$40,000.00.<br><br>The original contract value was established prior to final programming and scope confirmation and assumed a construction value of \$11.2 million. The AOR's completion of Schematic and Design Development to conform to the program and other requirements of CPS resulted in a confirmed \$12 million construction scope. The additional \$40,000 of AOR fee corresponds with this additional \$800,000 of project scope. | \$924,500.00              | \$0.00                                   | \$924,500.00             | \$40,000.00                      | \$964,500.00                                 | 8.04%   |



***PUBLIC BUILDING COMMISSION OF CHICAGO***

***BOARD MEETING – May 13, 2014***

***CHANGE ORDERS***

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
May 13, 2014

| 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) | PROPOSED CHANGE ORDERS | ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders) | APPROVED BOARD CHANGE ORDERS % (of Original Contract) |
| <b>Close-Out</b>  |            |                                     |                               |   |  |                        |   |   |
| Onahan Elementary School Linked Annex<br>6634 W. Raven Street<br>Close-Out Manager: Darin Triplett                                | C1538      | IHC Construction Companies, LLC     | \$8,736,775.00                | \$0.00  | \$8,736,775.00   | (\$541,915.80)         | \$8,194,859.20  | -6.20%  |
| Gwendolyn Brooks College Prep Additions<br>250 E. 111th Street<br>Close-Out Manager: Darin Triplett                               | C1494      | F. H. Paschen / SN Nielsen & Assoc. | \$34,855,000.00               | (\$59,015.75)                                     | \$34,795,984.25  | \$35,455.65            | \$34,831,439.90   | -0.07%  |
| Kelly Curie Gage Park High School<br>(Eric Solario Academy High School)<br>5400 S. St. Louis<br>Close-Out Manager: Darin Triplett | C1474      | F. H. Paschen / SN Nielsen & Assoc. | \$72,589,000.00               | (\$1,161,604.18)                                  | \$71,427,395.82  | \$290,727.00           | \$71,718,122.82   | -1.20%  |
| Ping Tom Memorial Park Field House<br>1700 S. Wentworth<br>Close-Out Manager: Darin Triplett                                      | PS1922     | Wight & Company                     | \$12,500,000.00               | \$695,570.70                                      | \$13,195,570.70  | \$21,783.80            | \$13,217,354.50   | 5.74%   |
| 31st Street Harbor - Landside<br>3155 S. Lake Shore Drive<br>Close-Out Manager: Chet Cobb   | C1504      | McHugh Construction                 | \$54,222,264.54               | \$342,923.66                                      | \$54,565,188.20  | \$389,921.48           | \$54,955,109.68   | 1.35%   |

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

Onahan Elementary School Annex

6634 W. Raven Street

May 13, 2014

**IHC Construction Companies, LLC**  
**1500 Executive Drive**  
**Elgin, IL 60123**

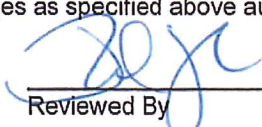
| CHNG  | BULL     | CONTRACT NUMBER C1538   |                       |
|---|----------|---|-----------------------|
| ORDR  | NUM      | ORIGINAL CONTRACT VALUE   | \$8,736,775.00        |
| NUM   |          | APPROVED CHANGE ORDERS  | \$0.00                |
| <b>ADJUSTED CONTRACT VALUE TO DATE</b>        |          |   | <b>\$8,736,775.00</b> |
| 001   | C1538-26 | Deduct unused commission's contingency.<br>Other.   | (\$127,722.65)        |
| 001   | C1538-27 | Deduct unused site work allowance.<br>Other.  | (\$287,928.75)        |
| 001   | C1538-28 | Liquidated Damages associated with failure to meet economic opportunity goals and requirements.<br>Other. | (\$126,264.40)        |
| <b>TOTAL CHANGE ADDITION</b>                  |          |   | <b>(\$541,915.80)</b> |
| <b>ADJUSTED CONTRACT VALUE AFTER APPROVAL</b> |          |   | <b>\$8,194,859.20</b> |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1538 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8049

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:** Onahan Elementary School      **Contract No:** C1538      **Contractor:** IHC Construction  
**Base Bid:** \$8,736,775.00      **Data Date:** 11/22/2013      **Adjusted Contract:** \$8,736,775.00

|                                 | Total Hours   | Goal % | Goal Hours | Actual % | Actual Hours | Shortfall | Liquidated Damages  |
|---------------------------------|---------------|--------|------------|----------|--------------|-----------|---------------------|
| <b>Journeyworkers</b>           | <b>22,622</b> |        |            |          |              |           |                     |
| Minority                        |               | 50     | 11,311     | 41.74    | 9,443        | 8         | \$27,957.68         |
| Female                          |               | 10     | 2,262      | 7.87     | 1,780        | 2         | \$6,989.42          |
| <b>Apprentice</b>               | <b>1,043</b>  |        |            |          |              |           |                     |
| Minority                        |               | 50     | 522        | 79.39    | 828          | 0         | \$0.00              |
| Female                          |               | 10     | 104        | 0.00     | 0            | 10        | \$26,210.33         |
| <b>Laborer</b>                  | <b>7,617</b>  |        |            |          |              |           |                     |
| Minority                        |               | 50     | 3,808      | 61.61    | 4,693        | 0         | \$0.00              |
| Female                          |               | 10     | 762        | 7.24     | 552          | 2         | \$1,747.36          |
| <b>City Residency</b>           | <b>32,156</b> | 50     | 16,078     | 38.04    | 12,233       | 11        | \$48,052.26         |
| <b>Community Hiring</b>         | <b>32,156</b> | 7.5    | 2,412      | 3.81     | 1,226        | 3.5       | \$15,289.36         |
| <b>Total Liquidated Damages</b> |               |        |            |          |              |           | <b>\$126,246.40</b> |

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

**Final**

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

Gwendolyn Brooks College Preparatory Academy

250 E. 111<sup>th</sup> Street

May 13, 2014

F.H. Paschen / SN Nielsen & Assoc.

5515 N. East River Road

Chicago, IL 60656

|                                 |          |   |                 |
|---------------------------------|----------|---|-----------------|
| CHNG                            | BULL     | CONTRACT NUMBER 1494  |                 |
| ORDR                            | NUM      | ORIGINAL CONTRACT PRICE   | \$34,855,000.00 |
| NUM                             |          | APPROVED CHANGE ORDERS  | (\$59,015.75)   |
| <hr/>                           |          |   |                 |
| ADJUSTED CONTRACT PRICE TO DATE |          |   | \$34,795,984.25 |
| 003                             | 1494-103 | Additional heating and cooling coil piping for six double stacked coil heating and chilled water connections.<br>Error or Omission. | \$60,000.00     |
| 003                             | 1494-165 | Deduct unused Commission's Contingency.<br>Other.   | (\$24,544.35)   |

TOTAL CHANGE ADDITION \$35,455.65

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ADJUSTED CONTRACT PRICE AFTER APPROVAL \$34,831,439.90

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1494 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8049

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

  
\_\_\_\_\_  
Reviewed By

  
\_\_\_\_\_  
Executive Director

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

Kelly Curie Gage Park High School  
(Eric Solario Academy High School)

5400 S. St. Louis

May 13, 2014

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

5515 N. East River Road

Chicago, IL 60656

CHNG BULL **CONTRACT NUMBER 1474**

ORDR NUM ORIGINAL CONTRACT PRICE \$72,589,000.00

NUM APPROVED CHANGE ORDERS (\$1,161,604.18)

**ADJUSTED CONTRACT PRICE TO DATE \$71,427,395.82**

009 1474-53 Final revisions associated with additional labor required for brick pattern revision, duct lagging on third floor, and bleacher installation, as well as revisions required for hard wired clock system versus wireless system. \$290,727.00  
Error or Omission.

TOTAL CHANGE ADDITION \$290,727.00

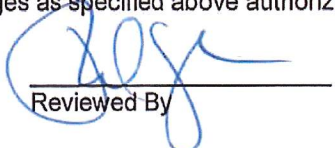
**ADJUSTED CONTRACT PRICE AFTER APPROVAL \$71,718,122.82**

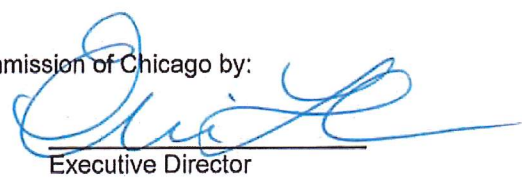
All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1473 heretofore Issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8049

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

  
Reviewed By

  
Executive Director

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Ping Tom Memorial Park Field House

1700 S. Wentworth

May 13, 2014

### Wight & Company

211 N. Clinton Street, Suite 300N

Chicago, IL 60661

| CHNG                                   | BULL       | CONTRACT NUMBER   | PS1922 |                 |
|--|------------|---|--------|-----------------|
| ORDR                                   | NUM        | ORIGINAL CONTRACT VALUE   |        | \$12,500,000.00 |
| NUM                                    |            | APPROVED CHANGE ORDERS  |        | \$695,570.70    |
| ADJUSTED CONTRACT VALUE TO DATE        |            |   |        | \$13,195,570.70 |
| 005                                    | PS1922-12  | Deduct unused portion of the green roof allowance.<br>Other.                                      |        | (\$2,370.00)    |
| 005                                    | PS1922-15B | Provide and install additional FF&E (Furniture, Fixtures & Equipment).<br>Client Directed Change. |        | \$29,489.34     |
| 005                                    | PS1922-20  | Deduct unused Commission's Contingency from the contract.<br>Other.                               |        | (\$5,335.54)    |
| TOTAL CHANGE ADDITION                  |            |   |        | \$21,783.80     |
| ADJUSTED CONTRACT VALUE AFTER APPROVAL |            |   |        | \$13,217,354.50 |


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. PS-1922 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8049

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

  
Reviewed By

  
Executive Director

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**CHANGE ORDER**

31<sup>st</sup> Street Harbor – Landside

3155 S. Lakeshore Drive

May 13, 2014

McHugh Construction Company

1737 S. Michigan Avenue

Chicago, IL 60616

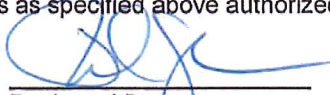
| CO  | BULL      | CONTRACT NUMBER   | 1504 |                        |
|---|-----------|---|------|------------------------|
| NUM   | NUM       | ORIGINAL CONTRACT AWARD VALUE   |      | \$54,222,264.54        |
| APPROVED CHANGE ORDERS                                |           |   |      | \$342,923.66           |
| <b>CURRENT CONTRACT VALUE</b>                         |           |   |      | <b>\$54,565,188.20</b> |
| 005   | 1504-4MB  | Revisions associated with re-use of excess materials on site to create berms, including on-site trucking, surveying, stock pile maintenance, and double handling of soil.<br>Other. |      | \$786,693.89           |
| 005   | 1504-167M | Deduct unused Commission's Contingency.<br>Other.   |      | (\$150,323.99)         |
| 005   | 1504-168M | Liquidated Damages associated with failure to meet economic opportunity goals and requirements.<br>Other.   |      | (\$246,448.42)         |
| <b>TOTAL CHANGE</b>                                   |           |   |      | <b>\$389,921.48</b>    |
| <b>ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES</b> |           |   |      | <b>\$54,955,109.68</b> |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1504 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number 8049

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:** 31st Street Harbor - Landside  
**Base Bid:** \$54,222,264.54

**Contract No:** C-1504 **Contractor:** McHugh Construction  
**Data Date:** 4/11/2014 **Adjusted Contract:** \$55,201,558.10

|                                 | Total Hours | Goal % | Goal Hours | Actual % | Actual Hours | Shortfall | Liquidated Damages  |
|---------------------------------|-------------|--------|------------|----------|--------------|-----------|---------------------|
| <b>Journeyworkers</b>           | 133,554     |        |            |          |              |           |                     |
| Minority                        |             | 50     | 66,777     | 44.02    | 58,795       | 5         | \$108,442.52        |
| Female                          |             | 10     | 13,355     | 9.21     | 12,306       | 0         | \$0.00              |
| <b>Apprentice</b>               | 8,581       |        |            |          |              |           |                     |
| Minority                        |             | 50     | 4,291      | 123.84   | 10,627       | 0         | \$0.00              |
| Female                          |             | 10     | 858        | 28.37    | 2,434        | 0         | \$0.00              |
| <b>Laborer</b>                  | 69,690      |        |            |          |              |           |                     |
| Minority                        |             | 50     | 34,845     | 79.14    | 55,154       | 0         | \$0.00              |
| Female                          |             | 10     | 6,969      | 13.92    | 9,698        | 0         | \$0.00              |
| <b>City Residency</b>           | 220,691     | 50     | 110,345    | 44.30    | 97,772       | 5         | \$138,003.90        |
| <b>Community Hiring</b>         | 220,691     | 7.5    | 16,552     | 7.05     | 15,561       | 0         | \$0.00              |
| <b>Total Liquidated Damages</b> |             |        |            |          |              |           | <b>\$246,446.42</b> |

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

**Final**

"EXHIBIT C"

NOTICE OF AWARD  
May 2014

| REQUEST FOR SERVICE \$25,000 & UNDER |                |      |       |                        |           |                          |
|--------------------------------------|----------------|------|-------|------------------------|-----------|--------------------------|
| Project Name                         | Service        | Type | M/WBE | Firm                   | \$ Total  | Total Commitment to Date |
| PBC Administration                   | Server Upgrade |      |       | System Solutions, Inc. | \$ 616.00 | \$ 291,641.00            |

**"EXHIBIT D"**

**NOTICE OF AWARD  
May 2014**

| TASK ORDERS AWARDED AGAINST TERM CONTRACTS |                         |      |       |   |              |                          |
|--|-------------------------|------|-------|---|--------------|--------------------------|
| Project Name                               | Service                 | Type | M/WBE | Firm                                      | \$ Total     | Total Commitment to Date |
| Oriole Park ES Annex                       | Environmental - A, B, C | C    |       | Terracon Consultants, Inc.                | \$ 81,468.00 | \$ 598,391.14            |
| Lincoln ES                                 | Environmental - A, B, C | C    | WBE   | Carnow, Conibear & Associates, Ltd.       | \$ 73,338.00 | \$ 791,813.84            |
| Wildwood ES Annex                          | Environmental - A, B, C | C    |       | CDM Smith, Inc.                           | \$ 90,492.00 | \$ 298,090.00            |
| Oriole Park ES Annex                       | Environmental Reno/Demo | C    |       | Terracon Consultants, Inc.                | \$ 68,480.80 | \$ 468,081.00            |
| Wildwood ES Addition                       | Environmental Reno/Demo | C    |       | ATC Group Services, Inc. d/b/a Cardno ATC | \$ 67,077.40 | \$ 82,871.14             |
| Southwest Area ES                          | Geotechnical            | R    |       | AECOM Technical Services                  | \$ 28,425.25 | \$ 49,349.83             |
| Chicago Children's Advocacy Center         | Material Testing        | RMW  | WBE   | Flood Testing Laboratories, Inc.          | \$ 90,049.00 | \$ 913,428.34            |
| Wildwood ES Annex                          | Surveying               | A    |       | Crawford, Murphy & Tilly, Inc.            | \$ 3,200.00  | \$ 15,140.00             |

| 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            |