

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON DECEMBER 9, 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 December 9, 2014 at 2:30 P.M.

The following Commissioners were present:

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

Also present were:

Erin Lavin Cabonargi

V. Anderson	A. Marti
A. Becerra	J. Martinez
G. Blakenmore	P. Montenegro
N. Bravo	L. Neal
B. Campney	H. Perez
A. Del Muro	K. Prell
R. DeVaughn	H. Pride
B. Fisk Smith	E. Ryan
T. Foucher-Weekley	P. Spieles
A. Fredd	M. Sullivan
L. Gideroff	M. Vander-Weele
I. Hanson	A. Wiggins
T. Haymaker	MP. Witry
C. Henderson	
C. Kelly	
T. Later	
T. Lomax	
L. Lypson	
D. McNabb	

The meeting was called to order by Chairman Rahm Emanuel 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 person was present at the meeting who 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. He provided comments about the information provided on contracts awarded and the need for African Americans to have set asides on public contracts.

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 November 12, 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 November 12, 2014 board meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Cabrera regarding the Audit Committee meeting held on December 4, 2014. He advised the Commissioners that Legal Counsel presented a report regarding an Intergovernmental Agreement (IGA) between the Public Building Commission (PBC) and the City of Chicago (City) providing that the City's Office of Inspector General (City IG) will also serve as the Commission's Inspector General. An Executive Session was convened during which the implementation of the IGA was discussed. The Audit Committee recommended that the parties enter into a memorandum of understanding with the City IG and also that a meeting be held with the City IG. At the conclusion of the Executive Session, the Audit Committee approved the form of the IGA between the PBC and the City subject to a meeting with the City IG by the Audit Committee and a memorandum of

understanding with the City IG not inconsistent with the terms of the IGA. During Executive Session, Maribeth Vander Weele presented to the Audit Committee a report regarding two pending investigations that were being conducted by the PBC IG. No action was taken by the Audit Committee which required a vote during open session.

Commissioner Preckwinkle requested details of the Memorandum of Understanding with the City IG prior to approving the Intergovernmental Agreement, and Chairman Emanuel suggested that the consideration of approval of the Intergovernmental Agreement would be deferred for consideration until a later date. The report of the Audit Committee was accepted.

The next item on the Agenda was a report by Commissioner Byron Brazier regarding the Administrative Operations (AO) Committee meeting held on November 25, 2014, which is summarized as follows:

1. Reports by the Chief Operating Officer. The AO Committee accepted the following reports and recommendations presented by the Chief Operating Officer:

- **Specialty Consultants – Task Orders.** Task Orders awarded to Specialty Consultants for the following projects and services: CPL YOUmedia Renovations, Jamieson ES Annex and Lincoln ES Annex, Environmental – Renovation/Demolition; Edwards ES Annex and Jamieson ES Annex, Environmental Consulting A, B and C; Lincoln ES Annex, Geotechnical; Lincoln ES Annex and Payton College Prep HS Annex, Construction Material Testing.
- **Engineer of Record for the Lindblom Math and Science Parking Lot Project.** Appointment of Infrastructure Engineering, Inc. as the engineer of record for the Lindblom Math and Science Parking Lot Project for a fee of not to exceed \$78,803.00 plus reimbursables.
- **Mechanical Systems Consulting Services.** Appointment of Element Energy Consulting, LLC to provide mechanical systems consulting services to the Public Building Commission for a term of two years for fee of not to exceed \$250,000.00 for the initial two year term.

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

- **Amendments.** Recommendation to approve proposed amendments to professional services agreement with the following firms: Perkins and Will (Jones College Prep HS), \$40,000.00; Koo and Associates (Payton College Prep HS), \$62,000.00; Muller & Muller (Lincoln ES Annex), \$166,148.70; Terra Engineering (Program-Wide Traffic Study Services) not to exceed \$400,000.00; Leopardo Companies, Inc. (Program-Wide JOC), not to exceed \$6,000,000.00; Unisys (PBC Administration), \$70,318.08; and McLaren Collaboration Workspace (PBC Administration), not to exceed \$250,000.00.
- **Change Orders.** Recommendation to approve proposed Change Orders for the following projects: Chicago Children’s Advocacy Center, \$39,101.00 and Coonley ES, \$186,129.09.

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. 8133

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 as described “A” 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:

Chairman Rahm Emanuel, Byron T. Brazier;
Martin Cabrera, Jr., Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana T. Spyropoulos, Bryan Traubert
and David Vitale – 11.

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 that the Commission was awarded a Certificate of Achievement for Excellence in Financial Report from the Government Finance Officers Association (GFOA) for the Comprehensive Annual Financial Report for the Fiscal Year ended December 31, 2013. She also advised that the Commission received the 2014 Educational Environment Awards of Merit from the Illinois Association of School Boards for the Jones College Prep and Sarah E. Goode STEM Academy on November 21, 2014. Recognition was also received by the Commission from the Association of Licensed Architects (ALA) on November 14, 2014 for the Bell Elementary School Addition and Sarah E. Goode STEM Academy and, on November 17, 2014 ENR Midwest recognized the Ping Tom Memorial Fieldhouse with an award of Merit in the 2014 Best Projects Competition. Finally, the PBC staff presented two case studies (Back of the Yards High School/Whitney Young adjacent parcel cleanup) during the USEPA and IEPA workshop at the EPA Region 5 Office on November 18, 2014. The Executive Director's reports were accepted.

The Executive Director then called upon Paul Spieles, Director of Development, to present to the Board of Commissioners for consideration of approval proposed Change Orders to contracts as summarized in the document 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. 8134

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 the 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:

Chairman Rahm Emanuel, Byron T. Brazier;
 Martin Cabrera, Jr., Thomas J. Kotel,
 Jose G. Maldonado, Jr., Toni Preckwinkle,
 Arnold L. Randall, Samuel Wm. Sax,
 Mariyana T. Spyropoulos, Bryan Traubert
 and David Vitale – 11.

Commissioners voting in the negative:

None

The Board of Commissioners was next presented with a report regarding awards made to various contracts \$25,000 and under. There were two (2) items included on the notice of awards of contracts not in excess of \$25,000 since the previous board meeting. 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 against term contracts awarded by the Public Building Commission. There were nine (9) items included on the notice of awards for specialty consultant services since the previous board meeting. The report was accepted and a copy of this report is attached hereto as Exhibit “D”.

The next item presented to the Board of Commissioners was consideration of approval of an Intergovernmental Agreement between the Public Building Commission and the City of Chicago providing that the City’s Office of Inspector General will also serve as the

Commission's Inspector General. This item was deferred for consideration of approval at the January 2015 board meeting at the request of the Chairman.

The next item on the agenda was the appointment of Element Energy Consulting, LLC to provide Mechanical Systems Consulting Services to the Public Building Commission. The services to be performed will include mechanical, electrical, plumbing, and commissioning peer review and overview services during the construction and post construction phases of projects. The maximum cost of services to be provided pursuant to the appointment would be \$250,000 for the initial two (2) year term. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8135

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the appointment of Element Energy Consulting, Inc. to provide mechanical system consulting services to the Public Building Commission for a term of two years with the option to extend an additional year for a maximum fee 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:

Chairman Rahm Emanuel, Byron T. Brazier;
Martin Cabrera, Jr., Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana T. Spyropoulos, Bryan Traubert
and David Vitale – 11.

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners was consideration of approval of the appointment of Infrastructure Engineering, Inc. as Engineer of Record for the Lindblom Math and Science Academy Parking Lot Project located at 6100 South Winchester Avenue. The services will include design and oversight of the construction of the project for a negotiated fee for basic services an amount not to exceed \$78,803.00 plus reimbursable expenses. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8136

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints Infrastructure Engineering, Inc. as Engineer of Record for the Lindblom Math and Science Academy Parking Lot project for a fee not-to-exceed \$78,803.00 plus reimbursable expenses.

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:

Chairman Rahm Emanuel, Byron T. Brazier;
Martin Cabrera, Jr., Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana T. Spyropoulos, Bryan Traubert
and David Vitale – 11.

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with the consideration of approval of a request from the Chicago Board of Education pursuant to Board Report No. 14-1117-RS-1 (attached hereto as Exhibit E) to accept the Chicago Park District's reversionary interest in the alley on the western boundary of the Southeast Area Elementary School located at 104th Street

and South Indianapolis Boulevard. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8137

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the request by the Chicago Board of Education to accept the Chicago Park District's reversionary interest in the alley on the western boundary of the Southeast Area Elementary School located at 104th Street and South Indianapolis Boulevard as set forth Exhibit E attached hereto.

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:

Chairman Rahm Emanuel, Byron T. Brazier;
Martin Cabrera, Jr., Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana T. Spyropoulos, Bryan Traubert
and David Vitale – 11.

Commissioners voting in the negative:

None

The next item to be considered by the Board of Commissioners was to convene an Executive Session for the purpose of discussing an undertaking request 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. 8138

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 (OEMS) for the OEMC Camera Infrastructure Program under the Section 2(c)8 of the Open Meetings Act.

Commissioners voting in the affirmative:

Chairman Rahm Emanuel, Byron T. Brazier;
 Martin Cabrera, Jr., Thomas J. Kotel,
 Jose G. Maldonado, Jr., Toni Preckwinkle,
 Arnold L. Randall, Samuel Wm. Sax,
 Mariyana T. Spyropoulos, Bryan Traubert
 and David Vitale – 11.

Commissioners voting in the negative:

None

During the Executive Session, the Commissioners discussed Undertaking Request No. 76 from the Office of Emergency Management and Communications Management of the City of Chicago for the Public Building Commission to undertake the OEMC Park District Camera Procurement project for an estimated total project budget of \$17,214.00.

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

RESOLUTION NO. 8139

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 76 from the Office of Emergency Management (OEMC) of the City of Chicago for the Park District Camera Procurement Project for an estimated project budget of \$17,214.00.

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:

Chairman Rahm Emanuel, Byron T. Brazier;
Martin Cabrera, Jr., Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana T. Spyropoulos, Bryan Traubert
and David Vitale – 11.

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
 November 25, 2014

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Current Agreement	Amount of the Proposed Amendment	Revised Agreement Included Proposed Amendments	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Jones College Prep High School Renovation Phases I and II	Perkins and Will (PS1647 - A10) Architect of Record	This amendment is for additional services in the amount of \$40,000.00 for the Architect of Record to provide additional Construction Administration services required for the phased project delivery. The scope of services included in this amendment were not in the original scope of services.	N/A	\$840,660.00	\$40,000.00	\$880,660.00	N/A
2	Payton College Preparatory High School	Koo and Associates (PS2002 - A1) Architect of Record	This amendment is for additional services in the amount of \$62,000.00 for the Architect of Record to provide full time Construction Administration services. The scope of services included in this amendment were not in the original scope of services.	\$13,462,000.00	\$1,049,908.00	\$62,000.00	\$1,111,908.00	8.26%
3	Lincoln Elementary School Annex	Muller & Muller (PS2007 - A1) Architect of Record	This amendment is for additional services in the amount of \$166,148.70 plus reimbursables for the Architect of Record to provide the following additional services: 1. Additional Design Services associated with the client directed demolition of the existing fire escape and associated fenestration modifications, landmarks coordination, shear wall investigations, landscaping/permitting/zoning/site design changes, and additional design iterations required to adhere to project schedule and new and modified design standards. 2. Full time Construction Administration services. The scope of services included in this amendment were not in the original scope of services.	\$14,020,000.00	\$1,266,925.00	\$166,148.70	\$1,433,073.70	10.22%
4	Program Wide Term Agreement	Terra Engineering (PS1653D- A2) Traffic Study Services	This amendment is an increase to the maximum compensation of the consultants term agreement for a not-to-exceed amount of \$400,000 for additional traffic study services required for the Program. The amendment also exercises the first of two one year options to extend the term of the contract through February, 2016. The scope of the services included in this amendment are the same services included in the original agreement.	N/A	\$200,000.00	\$400,000.00	\$600,000.00	N/A

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
November 25, 2014

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Current Agreement	Amount of the Proposed Amendment	Revised Agreement Included Proposed Amendments	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
5	Program Wide JOC	Leopardo Companies, Inc. (C1549C-A2) Job Order Contracting Facilities Renovation and Site Work Development	This amendment increases the maximum compensation by \$6,000,000 for the vendor's Job Order Contracting services for Facilities Renovation and Site Work Development. The scope of the services in the amendment are an extension of the services included in the original contract.	N/A	\$12,000,000.00	\$6,000,000.00	\$18,000,000.00	N/A
6	PBC Administration	Unisys (PS743 - A4) Desktop / LAN Support	This amendment is an extension of the existing Desktop / LAN Support Services contract through November 30, 2015 which matches the date of the City of Chicago contract. The amendment includes an additional cost of \$70,318.08 for the year, which represents a per seat cost of services as part of using the City of Chicago's network.	N/A	\$535,756.44	\$70,318.08	\$606,074.52	N/A
7	PBC Administration	McLaren Collaboration Workspace (CW) (PS2008-A1) Document Management System	This amendment is a one-year extension of the existing Document Management Systems Solution contract through December 31, 2015 for a not-to-exceed amount of \$250,000. The amendment includes a service fee renewal cost for one year for unlimited workspaces and users. It also provided for administrator and user training as well as end of contract workspace archiving. The scope of services included in this amendment were not in the original scope of services.	N/A	\$92,560.00	NTE \$250,000	NTE \$342,560	N/A

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – December 9, 2014

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
December 9, 2014

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT #	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED CHANGES	CURRENT CONTRACT VALUE (Including Previously Approved Changes)	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGE ORDERS % (of Original Contract)
Construction								
Chicago Children's Advocacy Center 1240 S. Damen Avenue Project Manager: Frank Sobkowiak	C1555	IHC Construction Companies	\$7,145,034.00	\$0.00	\$7,145,034.00	\$39,101.00	\$7,184,135.00	0.55%
Closeout								
Coonley Elementary School 4046 N. Leavitt Project Manager: Berta Loro	C1556	K.R. Miller Contractors, Inc.	\$10,777,000.00	\$0.00	\$10,777,000.00	\$186,129.09	\$10,963,129.09	1.73%
Jones College Prep High School Renovation Phase I 606 S. State Street Project Manager: Mark Lindstrom	C1552	F.H. Paschen / SN Nielsen & Associates	\$2,864,000.00	\$0.00	\$2,864,000.00	(\$120,987.22)	\$2,743,012.78	-4.22%
Jones College Prep High School Renovation Phase II 606 S. State Street Project Manager: Mark Lindstrom	C1554R	Friedler Construction	\$3,669,800.00	\$0.00	\$3,669,800.00	(\$84,160.25)	\$3,585,639.75	-2.29%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Chicago Children's Advocacy Center

1240 S. Damen Avenue

December 9, 2014

IHC Construction Companies

1500 Executive Drive

Elgin, IL 60123

CHNG	BULL	CONTRACT NUMBER 1555	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$7,145,034.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$7,145,034.00
001	1555-017	Remove and replace existing emergency generator. Differing Site Conditions	\$39,101.00

TOTAL CHANGE ADDITION	\$39,101.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$7,184,135.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1555 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Coonley Elementary School Addition

4046 N. Leavitt

December 9, 2014

K.R. Miller Contractors, Inc.
1624 Colonial Parkway
Inverness, IL 60067

CHNG	BULL	CONTRACT NUMBER 1556	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$10,777,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$10,777,000.00
001	1556-004	Construct new building enclosure between the new school addition and the existing school and the north entry. Client Directed Change.	\$186,129.09

TOTAL CHANGE ADDITION	\$186,129.09
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$10,963,129.09

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1556 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

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

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Jones College Prep High School Renovation Phase I

606 S. State Street

December 9, 2014

F.H. Paschen / SN Nielsen & Assoc.

5515 N. East River Road

Chicago, IL 60656

CHNG	BULL	CONTRACT NUMBER 1552	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$2,864,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$2,864,000.00
001	1552-19	Liquidated Damages associated with Economic Opportunity Goals. Other.	(\$7,564.09)
001	1552-20	Deduct unused Commission's Contingency. Other.	(\$113,423.13)
TOTAL CHANGE ADDITION			(\$120,987.22)
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$2,743,012.78

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1552 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

Project: Jones Phase I
 Base Bid: \$2,864,000.00

Contract No: 1552
 Data Date: 12/8/2014

Contractor: FH Paschen
 Adjusted Contract: \$2,750,576.87

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	9,323						
Minority		40	3,729	57.84	5,393	0	\$0.00
Female		0	0	0.87	81	0	\$0.00
Apprentice	1,396						
Minority		50	698	100.54	1,404	0	\$0.00
Female		10	140	9.24	129	0	\$0.00
Laborer	971						
Minority		50	485	72.15	700	0	\$0.00
Female		5	49	7.42	72	0	\$0.00
City Residency	12,199						
		50	6,100	49.76	6,071	0	\$0.00
Community Hiring	12,199						
		7.5	915	1.55	190	5.5	\$7,564.09

Total Liquidated Damages \$7,564.09

- 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

Jones College Prep High School Renovation Phase II

606 S. State Street

December 9, 2014

Friedler Construction Company
2525 N. Elston Avenue, Suite D240
Chicago, IL 60647

CHNG	BULL	CONTRACT NUMBER 1554R	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$3,699,800.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$3,699,800.00
001	1554R-009F	Deduct unused Commission's Contingency. Other.	(\$30,025.74)
001	1554R-010F	Liquidated Damages associated with Economic Opportunity Goals. Other.	(\$54,134.51)
TOTAL CHANGE ADDITION			(\$84,160.25)
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$3,585,639.75

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1554R 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

Project: Jones Phase II
 Base Bid: \$3,699,800.00

Contract No: 1554R
 Data Date: 12/4/2014

Contractor: Friedler
 Adjusted Contract: \$3,669,774.26

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	11,972						
Minority		50	5,986	47.34	5,668	2	\$2,959.84
Female		10	1,197	7.93	950	2	\$2,959.84
Apprentice	1,841						
Minority		50	920	13.80	254	36	\$39,957.84
Female		10	184	10.76	198	0	\$0.00
Laborer	1,177						
Minority		50	589	96.69	1,138	0	\$0.00
Female		10	118	34.41	405	0	\$0.00
City Residency	15,213	50	7,607	46.33	7,048	3	\$5,504.66
Community Hiring	15,213	7.5	1,141	5.59	850	1.5	\$2,752.33
Total Liquidated Damages							\$54,134.51

- 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



UNDER \$25,000.00

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

DECEMBER 2014				
UNDER \$25,000.00 CONTRACTS				
Project No.	Project Name	Service	Firm	Award Amount
00000	PBC Project Status Reporting System Report	Routine maintenance and support for the Project Status Reporting System	Global Innovative Solutions	NTE \$25,000.00
00000	PBC Computer Equipment	Purchase of twenty Dell All in Computers	Dell, Inc.	\$17,000.00



TASK ORDERS AWARDED AGAINST TERM CONTRACTS

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

DECEMBER 2014						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project No.	Project Name	Service	Type	MMWBE	Firm	Total Term Commitment To-Date
CPL YOUmedia Renovations						
08072	Environmental-Reno/Demo	Environmental-Reno/Demo	C		Environmental Group Services	\$ 5,622.00 \$ 22,307.00
	Environmental-Reno/Demo	Environmental-Reno/Demo	R		Environmental Group Services	\$ 11,595.00 \$ 16,785.00
Edwards ES Annex						
05770	Environmental - A, B, C	Environmental - A, B, C	C		Pioneer Engineering	\$ 77,704.00 \$ 253,751.00
Jamieson ES Annex						
05760	Environmental - A, B, C	Environmental - A, B, C	C		AECOM Technical Services	\$ 83,052.00 \$ 381,615.50
	Environmental - Reno/Demo	Environmental - Reno/Demo	R		United Analytical Services	\$ 26,250.00 \$ 213,352.25
Lincoln ES Annex						
05310	Environmental - Reno/Demo	Environmental - Reno/Demo	C	MBE	Accurate/GSG Consultants a.	\$ 6,400.00 \$ 219,069.48
	Geotechnical	Geotechnical	D	MBE	GSG Consultants, Inc.	\$ 62,800.00 \$ 258,506.05
	Construction Material Testing	Construction Material Testing	A		Terracon Consultants, Inc.	\$ 13,344.00 \$ 507,546.55
Payton College Prep HS Annex						
05730	Construction Material Testing	Construction Material Testing	R		ECS Midwest, LLC	\$ 70,151.00 \$ 1,224,488.14

Type - Legend
R - Rotation
RMW - M/WBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Source
AT - Amendment to Task Order
A - Additional Services

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



Barbara Byrd-Bennett
Chief Executive Officer

DEPARTMENT OF FACILITIES
125 South Clark Street * Chicago, Illinois 60603 * Phone: 773-553-2900 * Fax: 773-553-4305

Patricia L. Taylor
Chief Facilities Officer

November 25, 2014

Sent Via Hand Delivery and E-Mail

Ms. Erin Lavin Cabonargi
Executive Director
Public Building Commission of Chicago
Room 200 - Richard J. Daley Center
Chicago, IL 60602
Attn: Lori Lypson and Mary Pat Witry

**Re: Southeast Area Elementary School -Alley Vacation
Acceptance of the Chicago Park District's Reversionary Interest**

Dear Ms. Cabonargi:

The Public Building Commission of Chicago ("PBC") acquired land for the construction of a new Southeast Area Elementary School ("SEAE Site") for the Chicago Board of Education ("Board") at 104th Street and South Indianapolis Boulevard. To construct the new school, the entire alley on the western boundary must be vacated.

The PBC owns the property on the east side of the alley for the Board and the Chicago Park District ("Park District") owns property on the west side of the alley to be vacated. To take title to the entire alley, the Board asked the Park District to convey its reversionary interest in the alley adjacent to the SEAE site to the PBC. On November 12, 2014 the Park District agreed and adopted the attached resolution authorizing the exchange of the Park District's interest in the alley adjacent to the SEAE site in exchange for the Board's interest in closed Loomis Avenue between Monroe and Adams Street.

On November 19, 2014, the Board adopted Resolution No. 14-1117-RS-1 attached, authorizing and directing the PBC to accept the Chicago Park District's reversionary interest in the alley adjacent to the new Southeast Area Elementary School site. In accordance with the Resolution, please place the acceptance of the Park District's reversionary interest in the alley on the PBC's December 9, 2014 Board agenda.

Please note, that in exchange for the conveyance of the Park District's interest in the alley adjacent to the Southeast Area Elementary School, the Board will have the City convey the Board's reversionary interest in Loomis Avenue between Adams and Monroe Streets to the Park District. Title to the Board's property, adjacent to Loomis Avenue, is held by the City of Chicago in Trust for Use of Schools.

If there are any questions regarding this request, please feel free to contact me or Terry Diamond. Thank you for your prompt consideration of this matter.

Sincerely,



Patricia L. Taylor
Chicago Board of Education

Enclosures

cc: Liza Balistreri
Elizabeth Fiske Smith
Anne Fredd
Jeanette Sublett
Terry Diamond

November 19, 2014

**RESOLUTION AUTHORIZING RECIPROCAL EXCHANGES OF REVERSIONARY INTERESTS
WITH THE CHICAGO PARK DISTRICT FOR THE EXPANSION OF THE NEW
SOUTHEAST AREA ELEMENTARY SCHOOL SITE**

WHEREAS, the Board of Education of the City of Chicago (the "Board") is a body corporate and politic, organized and existing under and by virtue of the provisions of the School Code, 105 ILCS 5/34-1 et. seq. as amended; and

WHEREAS, the Board exercises general supervision and jurisdiction over the establishment and maintenance of public schools and other educational facilities of the Board including playgrounds and other recreational facilities; and

WHEREAS, the Chicago Park District is a body politic and corporate created pursuant to 70 ILCS 1505/1 et. seq. as amended; and

WHEREAS, on June 25, 2014, the Board adopted Resolution No.14-0625-RS2 requesting the Public Building Commission (the "PBC") construct a new Southeast Area Elementary School at 104th Street and South Indianapolis Boulevard ("School") on behalf of the Board; and

WHEREAS, the PBC has acquired the new School site in trust for the Board; and

WHEREAS, to construct the new School, the north south alley immediately west of School site shown on the attached Exhibit 1 ("Alley") must be vacated to accommodate the new School to be constructed thereon; and

WHEREAS, the Chicago Park District is the owner of the property on the west side of the Alley and the PBC holds title to the property on the east side of the Alley for the Board; and

WHEREAS, after the vacation, pursuant to the City of Chicago's Street and Alley Vacation Program, the PBC would acquire the east half of the vacated Alley and the Chicago Park District would acquire the west half of the Alley; and

WHEREAS, the Board needs the entire vacated Alley to construct the new School; and

WHEREAS, the Chicago Park District is willing to convey and transfer its interests in the Alley to the Board in exchange for the Board's reversionary interests in the west half of South Loomis Street between Monroe and Adams Streets as described on Exhibit 2 ("South Loomis"); and

WHEREAS, on May 20, 1998, the City of Chicago closed South Loomis to vehicular traffic and it is currently used as a pedestrian walkway between Skinner Park to the east and Whitney Young High School's athletic field to the west; and

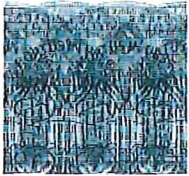
WHEREAS, the Park District will maintain South Loomis as a pedestrian walkway after it is vacated and the proposed vacation will not affect Whitney Young High School's athletic fields; and

WHEREAS, the City of Chicago in Trust for Use of Schools, holds title to the property immediately west of and adjacent to South Loomis between Monroe and Adams; and

WHEREAS, the Local Governmental Property Transfer Act, 50 ILCS 605/0.01 et. seq. authorizes and provides for municipalities to convey, grant, transfer and exchange real estate interests to each other in furtherance of their respective public purposes; and

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CHICAGO BOARD OF EDUCATION:

1. The preambles of this Resolution are incorporated into this section as if fully set forth herein.
2. On behalf of the Board, the PBC is hereby authorized to acquire title and possession of the entire Alley described on Exhibit A for the construction of the new Southeast Area Elementary School.
3. In consideration of the Park District's conveyance of its reversionary interests in the Alley, the Board authorizes the City of Chicago in Trust for Use of Schools to vacate and transfer title of South Loomis Street between Monroe and Adams Streets to the Chicago Park District for a pedestrian walkway between Skinner Park and Whitney Young's Athletic Fields.
4. The Chief Administrative Officer, with the review and approval of the General Counsel, is authorized and directed to negotiate and execute agreements with the Chicago Park District and the City of Chicago for the exchange of Park District's reversionary interests in the Alley adjacent to the new Southeast Area Elementary School Site for the Board's reversionary interest in South Loomis Street adjacent to Skinner Park.
5. The General Counsel and the PBC on behalf of the Board, are authorized to attach legal descriptions and surveys and to include such terms and conditions in the exchange agreements with the Chicago Park District as maybe required to complete the vacations and the transfer of title and possession of the Alley for the construction of the new SEAE School and South Loomis Street to the Chicago Park District for access to and maintenance of Skinner Park.
6. This Resolution is effective immediately upon its adoption.



Chicago Park District

Legislation Text

File #: 14-2142-1112, Version: 1

AUTHORITY TO ACCEPT THE TRANSFER OF RIGHT OF WAY PROPERTY, A PORTION OF LOOMIS STREET WEST OF SKINNER PARK FROM THE BOARD OF EDUCATION IN EXCHANGE FOR ALLEY RIGHT OF WAY PROPERTY EAST OF BENIAC PARK

To: The Honorable Board of Commissioners of the Chicago Park District

I. Recommendation

It is recommended that the Board of Commissioners of the Chicago Park District adopt an ordinance authorizing the acceptance of right of way property, a portion of Loomis Street from the Board of Education or Public Building Commission and adopt a resolution authorizing the transfer of a portion of the alley right of way property east of Beniac Park to the Board of Education or Public Building Commission. It is further recommended that the Board authorize the General Superintendent, or his designee, to negotiate, enter into, and execute such agreements, amendments, indemnities, and instruments and perform any and all acts as shall be necessary or advisable in connection with the transaction described herein.

II. Agreement Information

Grantor: Board of Education
125 S. Clark St.
Chicago, IL 60602

Public Building Commission
50 W. Washington St.
Chicago, IL 60602

Grantor: Chicago Park District
541 N. Fairbanks Ct.
Chicago, IL 60611

Transfer Type: Intergovernmental Property Transfer in accordance with 50ILCS 605/2(a) of the Local Government Property Transfer Act.

Granting Instruments: Quit claim deed from the Board of Education or Public Building Commission transferring ownership to the Chicago Park District and a Quit claim deed transferring ownership from the Park District to the Board of Education or Public Building Commission and Intergovernmental Agreements.

Agreements: Intergovernmental agreements, amendments to intergovernmental agreements and, if applicable, temporary right of entry, easements, restrictive covenants, and any other agreements or instruments necessary to comply with any restrictions of record for a portion or the entirety of the Property and the transfer of funds for development.

Authorization: Authorize the General Superintendent to negotiate, enter into, and execute such intergovernmental agreements, amendments to intergovernmental agreements, indemnities, and instruments and perform any and all acts as shall be necessary or advisable in connection with the transactions described herein, including compliance with existing easements, if any, filing of street and alley vacation or dedication applications, plats of dedication, and other applicable

requirements. Authorize the General Counsel to include other relevant terms and conditions in the written agreements, amendments and transfer instruments. Authorize the Secretary to attest as to the signing of the Agreements and transfer instruments and keep an original copy of the Agreement on file.

III. Explanation

By virtue of the vacation of a portion of S. Loomis Street between W. Monroe and W. Adams Streets the right or way would be split down the center and title by operation of law would be conveyed to the adjacent property owners. The Board of Education is the property owner to the east and the Park District is the property owner to the west. In exchange for other right of way property the Board of Education has agreed to transfer the property it will obtain due to reversionary rights to the Park District. This property is .30 acre. This property with the Park District's portion of the vacated right of way will result in a .60 acre expansion of Skinner Park.

The vacation of an alley right of way that abuts Board of Education property and Beniac Park located between 104th St. and 105th Streets will result in the alley being split down the center and title by operation of law will be conveyed to the adjacent property owners, the Board of Education and the Park District. In exchange for the Loomis property the Board of Education has requested that the Park District transfer its portion (.09 acre) of this alley to the Board of Education so it can be incorporated in the new elementary school site.

IV. General Conditions

- 1) *Conflicts*: The Agreement shall not be legally binding on the Chicago Park District if entered into in violation of the provisions of 50 ILCS 105, the Public Officer Prohibited Activities Act.
- 2) *Ethics*: The Chicago Park District's Ethics Code, Chapter III of the Code of the Chicago Park District, shall be incorporated into and made part of the agreement.
- 3) *Contingent Liability*: Any agreement lawfully entered into for a period of more than one year shall be executory only for the amounts for which the Park District may become liable in succeeding fiscal years pursuant to 70 ILCS 17(i).



Easement from Park District for Fire Lane and Emergency Access

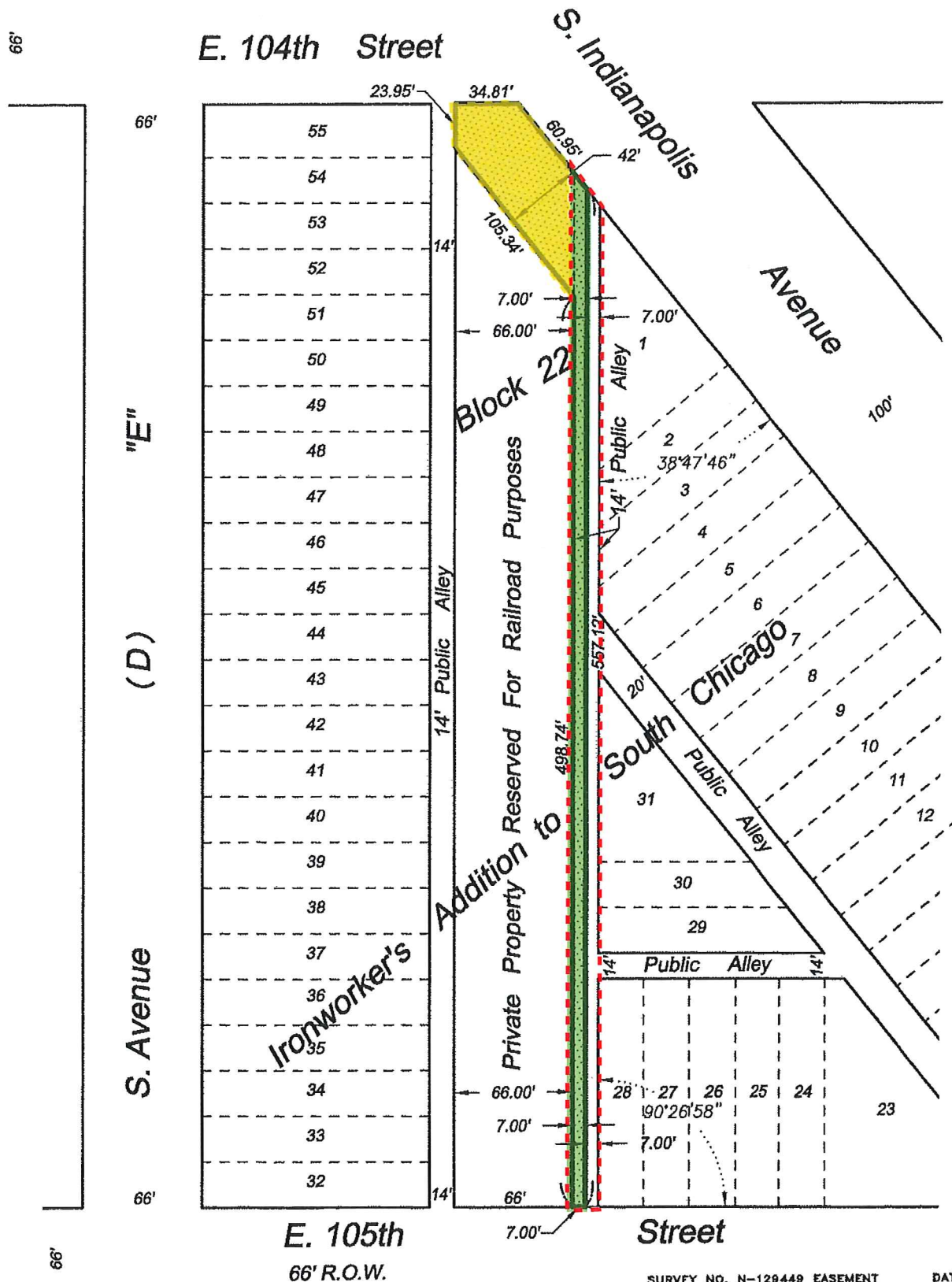


Park District to Convey West 1/2 (7 feet) of Vacated Alley to PBC/BOE



Alley to be Vacated from Southeast Area School Site

Southeast Area School Project



PLAT OF VACATION

Exhibit 2

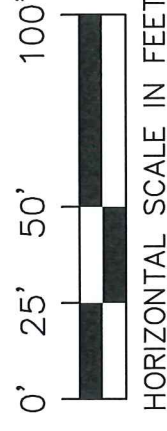
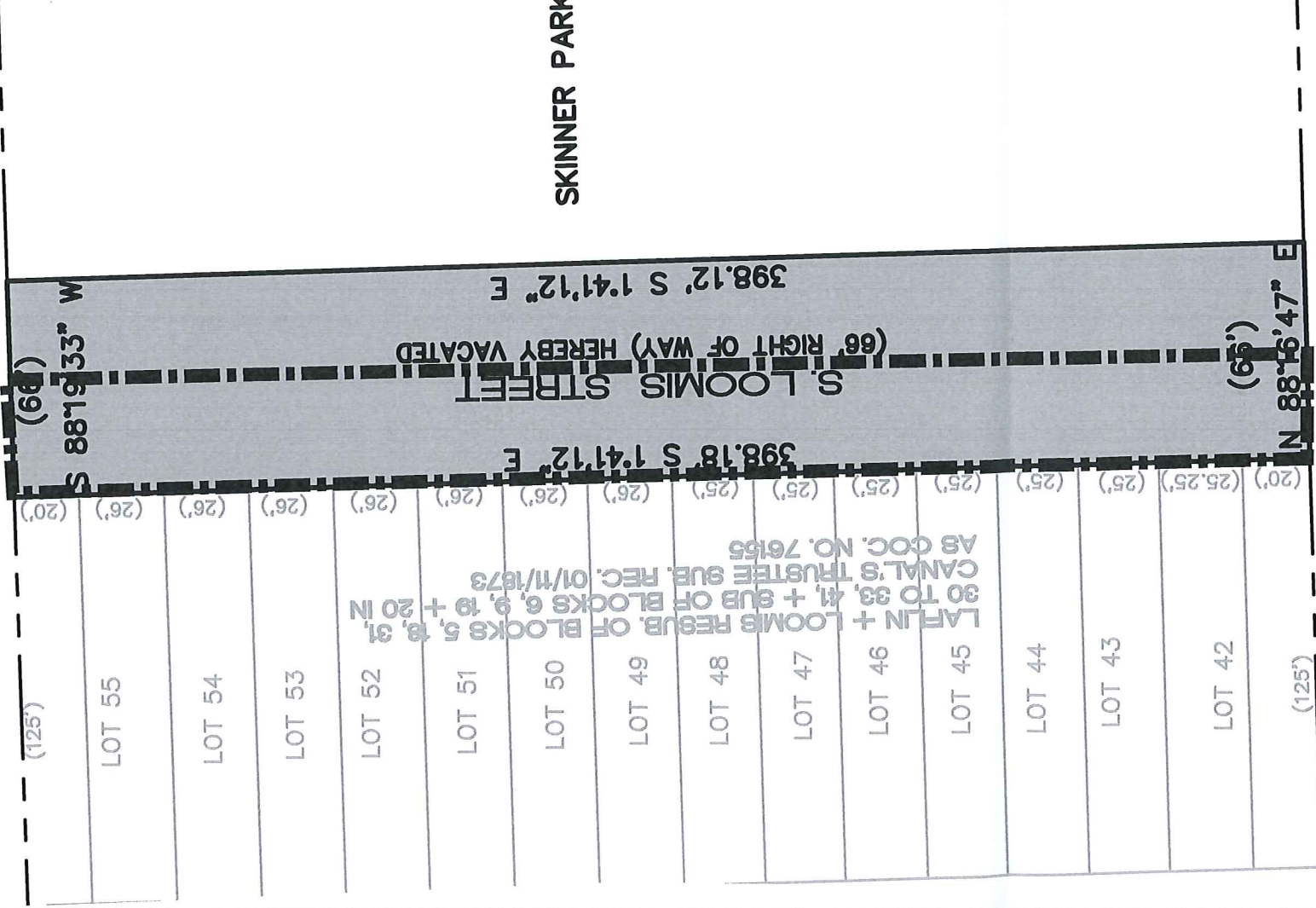
BOE to convey its interest in the west half of South Loomis to the Chicago Park District



(66')

(69)

W. MONROE STREET
(HERETOFORE DEDICATED)



LEGEND:

- RIGHT-OF-WAY LINE
- SURVEY LIMITS
- 123.48' MEASURED DISTANCE

SOUTH LOOMIS STREET LEGAL DESCRIPTION FOR "PLAT OF VACATION"

THAT PART OF WEST LOOMIS STREET LYING WITHIN LAFLIN AND LOOMIS RE-SUBDIVISION OF BLOCKS 5, 18, 21, 30, 31, 32, 33 AND 41 AND SUBDIVISION OF BLOCKS 6, 9, 19, AND 20 IN CANAL TRUSTEE'S SUBDIVISION RECORDED ON JANUARY 11TH, 1873 AS DOCUMENT NUMBER 76155, LYING IN THE WEST HALF AND EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MEDIAN, MORE PARTICULAR DESCRIBED AS FOLLOWS:
ALL THAT PART OF WEST LOOMIS STREET BEING 66 FEET IN WIDTH, LYING NORTH OF THE NORTH LINE OF WEST ADAMS STREET, LYING EAST OF LOTS 42 TO 55 IN SAID LAFLIN AND LOOMIS RE-SUBDIVISION, LYING SOUTH OF THE SOUTH LINE OF WEST MONROE STREET AND LYING WEST OF THE WEST LINE OF SKINNER PARK, ALL IN COOK COUNTY, ILLINOIS, CONTAINING 0.603 ACRES MORE OR LESS.

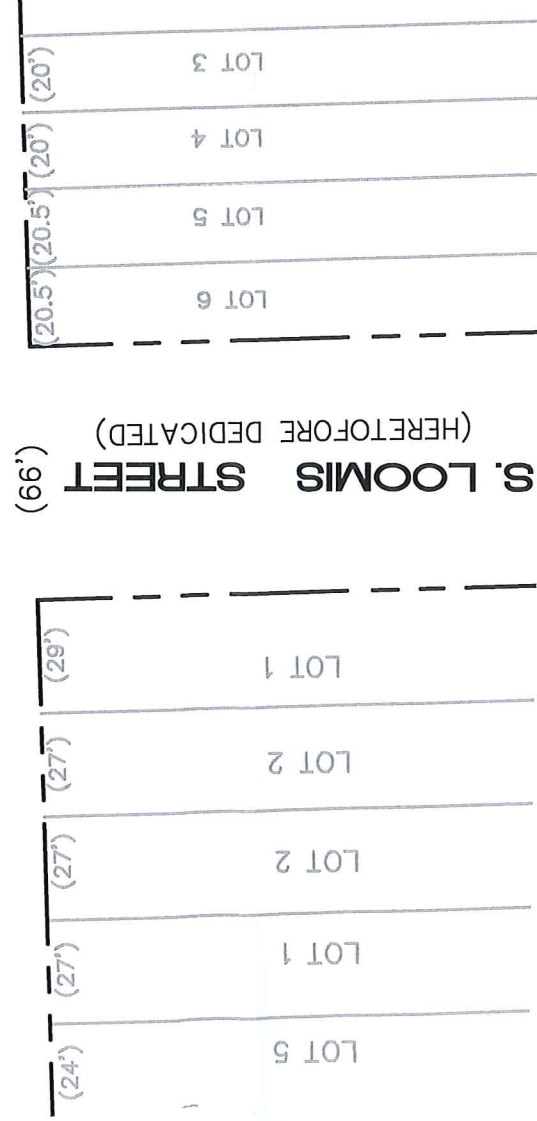
NOTES:

- DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATE DEGREES, MINUTES AND SECONDS.
- BASIS OF BEARINGS: REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83
- EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY ARE NOT SHOWN.
- FIELD WORK FOR THIS EXHIBIT WAS COMPLETED ON FEBRUARY 18TH, 2014.

W. ADAMS STREET
(HERETOFORE DEDICATED)

(69)

(69)



STATE OF ILLINOIS
COUNTY OF COOK, SS

WE, DB STERLIN CONSULTANTS, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-001909, DO HEREBY CERTIFY THAT WE HAVE PLATTED FROM RECORD FOR VACATION PURPOSES THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN HEREON.

DATED AT CHICAGO, ILLINOIS, THIS 19TH DAY OF FEBRUARY, 2014.

THOMAS J. GALBREATH
I.P.L.S. NO. 35-3134
LICENSE EXPIRES NOVEMBER 30, 2014

CDOT # _____

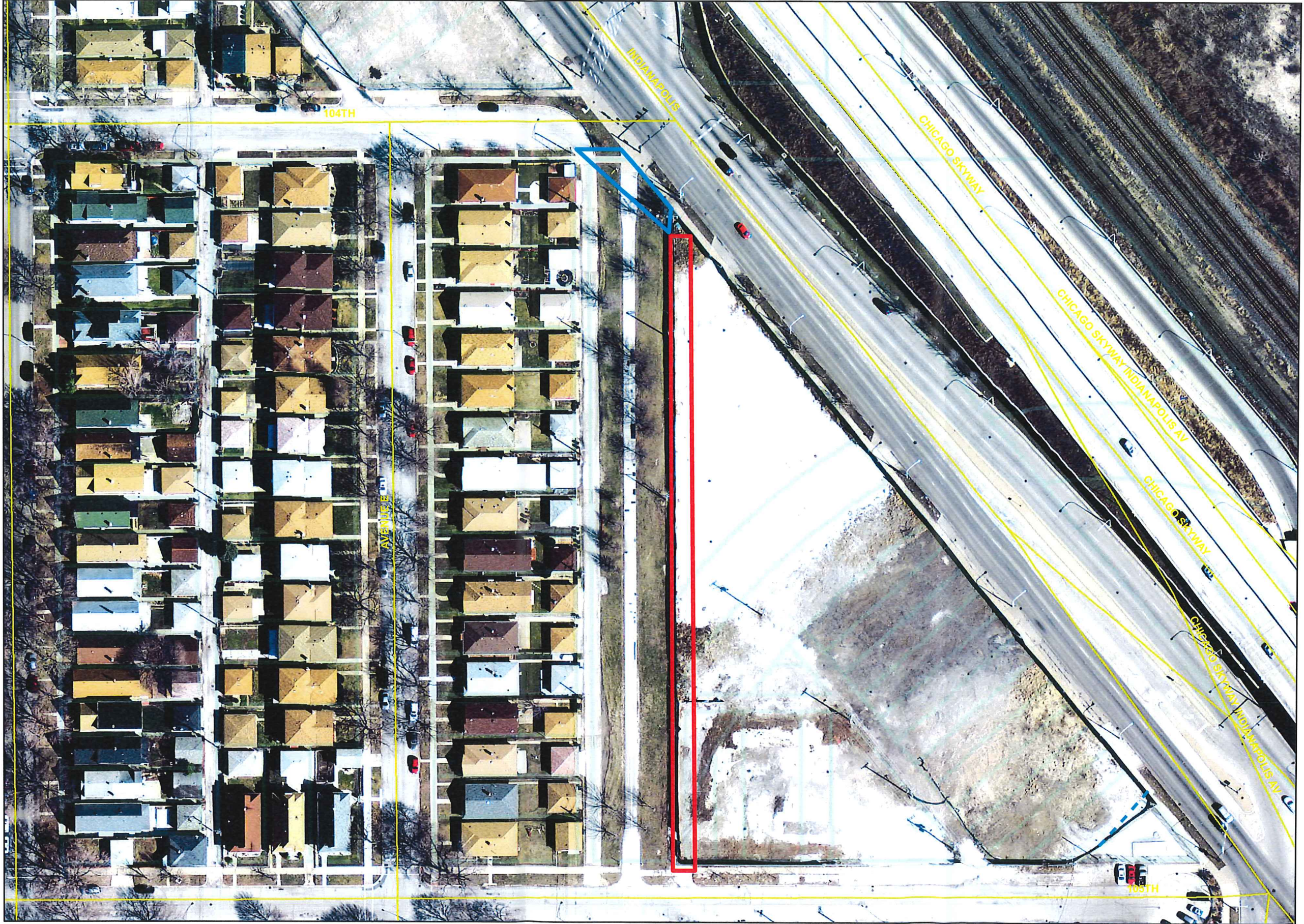



DB STERLIN CONSULTANTS, INC.
123 N. WACKER DRIVE SUITE 2000
CHICAGO, ILLINOIS 60606
TEL. (312)857-1006 FAX. (312)857-1056

PLAT OF VACATION

NO.	DATE	REVISIONS DESCRIPTION	DRAWN BY	TJG
			CHECKED BY	JB
			DATE	02/19/2014
			PROJECT NO.	387.02
			SHEET NO.	NO. 1

Southeast Area Elementary School 104th & Indianapolis



- Alley Vacation 
- Easement: Property Rights from CPD to PBC 