

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**BOARD OF COMMISSIONERS HELD ON FEBRUARY 10, 2015**

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 February 10, 2015 at 2:30 P.M.

The following Commissioners were present:

Martin Cabrera, Jr.  
Thomas J. Kotel  
Jose Maldonado, Jr.  
Toni Preckwinkle  
Arnold Randall  
Samuel Wm. Sax  
Mariyana T. Spyropoulos  
Bryan Traubert  
David Vitale

Also present were:

Erin Lavin Cabonargi

|                |               |                    |
|----------------|---------------|--------------------|
| E. Asidao      | I. Hansen     | L. Neal            |
| L. Ballman     | S. Hasnain    | A. Orlikoff        |
| G. Blakemore   | T. Haymaker   | D. Orlikoff        |
| J. Boudart     | C. Kelly      | K. Pensack         |
| N. Bravo       | D. Kowaleski  | K. Purcell         |
| B. Campney     | I. Lakada     | B. Resnikoff       |
| L. Chamberlain | T. Latek      | N. Resnikoff       |
| K. Cummings    | A. Gomez-Leal | E. Ryan            |
| A. Del Muro    | A. Lindrup    | B. Fisk-Smith      |
| R. DeVaughn    | L. Lypson     | G. Snyder          |
| H. Ehrman      | D. McClenahan | P. Spieles         |
| A. Fredd       | A. Marti      | T. Foucher-Weekley |
| L. Gill        | P. Montenegro | G. Weiss           |
| J. Good        | M. Moore      | A. Wiggins         |

Commissioner Sax called the meeting to order in the absence of Chairman Emanuel and the presence of a quorum was established.

The next item on the agenda was a public participation period which was held pursuant to Section 2.06(g) of the Open Meetings Act. 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: Lora Chamberlain; Kathryn Pensack; Howard Ehrman; Betty Resnikoff; Neal Resnikoff; Joyce Good; David Orlikoff; and George Blakemore. Lora Chamberlain provided comments in support of energy efficiency and putting solar on public buildings. Kathryn Pensack provided comments in support of engaging architects to design solar features on all PBC projects. Howard Ehrman commented on solar energy projects in other areas and urged that Chicago install solar in all new buildings. Betty Resnikoff provided comments regarding the need by public agencies to do more about global warming. Neal Resnikoff provided comments on the need for solar panels at the Albany Park Library and the use of renewable energy sources. Joyce Good provided comments on the use of solar panels in public buildings. David Orlikoff provided comments on the need to use renewable clean green energy in public buildings. George Blakemore provided comments on the agenda, contracts and the transfer of Park District land to the City of Chicago. Don Olson registered to speak but did not provide comments during the meeting.

Following the public participation period, the next item on the agenda was consideration of approval of minutes of the Regular Meeting held on January 13, 2015. The reading of the minutes of the January 13, 2015 meeting, which had previously been distributed, was dispensed with and upon motion duly made and seconded the minutes of said meeting were unanimously approved.

Next, Commissioner Arnold Randall presented the report of the Administrative Operations (AO) Committee meeting held on January 29, 2015, which is summarized as follows:

**1. Reports by the Executive Director.** The Executive Director presented the AO Committee with a summary of the following 2014 Year End Staff Reports: Executive Summary Report; Program Cost Performance Report; Program Cost Effectiveness Report; 2014 Year End Project Status Report; Environmental Sustainability Report; Economic Sustainability Report; M/WBE Compliance Reports for construction projects completed in 2014; and M/WBE Compliance Report for Professional Administrative Services paid in 2014. The Executive Director's reports were accepted by the AO Committee.

**2. Report by the Director of Finance.** Daryl McNabb, Director of Finance, provided status reports on the Q4 2014 Richard J. Daley Center Budget and the Q4 2014 PBC Administrative Expense Budget. He advised the Commissioners regarding the Daley Center utility costs in 2014 and the Q4 results for the PBC Administrative Expense budget in comparison to the projections for the full year of 2014 as well as the budgeted amounts recently authorized for 2015.

**3. Reports of the Chief Operating Officer.** The AO Committee accepted the following reports and recommendations by the Chief Operating Officer:

- **Specialty Consultants – Task Orders.** Environmental Renovation/Demolition Services (Edwards, Jamieson and Canty ES projects); Traffic Study (Prospect Avenue Transit Access Improvement Program); Material Testing (Southeast Area ES); Material Testing (Southeast Area ES); and Surveyor (Southeast Area ES).
- **Managing Geotechnical Consultant Services.** Appointment of a Geotechnical Consultant to assist the PBC in overall geotechnical oversight and program management services.
- **Report by the Director of Risk Management.** The AO Committee accepted the report regarding property and liability insurance renewal premiums for the period January 1, 2015 to December 31, 2015: Primary General Liability \$1,000,000 – \$90,732; Second Layer Umbrella \$25,000,000 - \$102,344; Third Layer Excess \$25,000,000 - \$34,188; Crime - \$4,734; Property - \$213,144; Bonds - up to \$8,000; Workers' Compensation - \$25,704; and Directors & Officers - \$40,490.

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

- **Amendment.** DLR Group, Architect of Record for the Chicago Vocational Career Academy Renovation, \$32,450.00.

- **Change Orders.** Proposed change orders for the Turf Field at National Teachers' Academy, \$113,860.73; Chicago Vocational Career Academy, \$302,942.00; Chicago Children's Advocacy Center Addition, \$52,965.00; and Ping Tom Memorial Park Field House (Closeout), \$91,717.56.
- **Field Orders.** Five (5) field orders were issued involving the CVCA Renovation Phase I, Lincoln ES and Oriole Park ES Annex.

**5. Reports by Legal Counsel.** The AO Committee was advised during Executive Session regarding the proposed acquisition of property and relocation assistance for property located at 6110 South Winchester for the Lindblom Parking Lot Project. A further report will be provided during Executive Session.

The report of the Administrative Operations 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. 8152**

**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:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
Jose Maldonado, Jr.; Toni Preckwinkle;  
Arnold Randall; Samuel Wm. Sax;  
Mariyana T. Spyropoulos; Bryan Traubert;  
and David Vitale – 9.

**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 Commissioners regarding a

Business Networking Session to be held on February 11, 2015 as an overview and networking session for Dunne Technology Academy, Southwest Area Elementary School and the Southwest Area School. She summarized PBC's accomplishments during 2014 including the completion of 26 projects: Albany Park Branch Library; Alexander Graham Bell Elementary School Addition; John C. Coonley Elementary School Addition; William Jones College Preparatory High School Renovation; Stockyards Bank Stabilization; and 21 Infrastructure and Technology project.

The Executive Director distributed a detailed copy of the 2014 Year End Staff Reports, which are summarized as follows:

- The Program Cost Performance Report showed multi-year program authority as of Q4-2014 in excess of \$2.8 billion in project development costs, trending under budget by 10.53% representing a variance of \$299 million under the current budgets. For projects completed in 2014, PBC's total budget authority was \$89.7 million in project development costs and, at year's end, completed projects trended under budget by 11.31% representing a variance of \$10.2 million under budget, even including a limited number of later scope changes.
- The Program Cost Effectiveness Report for the year 2014 shows change orders for construction projects for all construction projects including recently completed projects and those currently in construction was 2.6% and PBC's Indirect Costs average 16.36%, which is well below the industry average of 25%.
- The 2014 Year End Project Status Report provided a detailed snapshot of each active PBC project.
- The Environmental Sustainability Report provided an individual detailed snapshot of the PBC's LEED certified projects and metrics. Through Q4 2014, PBC had achieved LEED certification on 67 municipally-owned buildings, bringing the total number of LEED-certified projects to 87. In 2014, PBC achieved LEED certification on eight facilities, including PBC's 4<sup>th</sup> LEED Platinum facility.
- The Economic Sustainability Report showed M/WBE compliance for construction projects completed in 2014 was 34.01%. MBE/WBE compliance for Professional and Administrative Services Paid in 2014 was a combined total of 51.21% for 2014.

Further, The Executive Director advised the Commissioners regarding a number of Awards and Publications received by PBC during 2014 including for the following: Government Finance Officers Association (Certificate of Achievement for Excellence in Finance Reporting); ASHRAE Region VI Technology Award (Sarah E. Goode STEM Academy); CISCO Pride in Construction Award (Sarah E. Goode STEM Academy); AISLA Illinois President's Award of Excellence (Sara E. Goode STEM Academy); IIDA/ALA Library Interior Design Award (Chinatown Branch Library); National Association of Environmental Professionals (Environmental Excellence Award); CBC Merit Award (Back of the Yards Campus, Ping Tom Memorial Park Fieldhouse and Jones College Prep); Chicago Association of Realtors Good Neighbor Awards (Ping Tom Memorial Park Fieldhouse, Back of the Yards Campus, Jones College Prep.); Friends of the Chicago River (Ping Tom Memorial Park Fieldhouse); Brick Industry Association (Back of the Yards Campus); AIA Chicago (Jones College Prep.); Illinois Governor's Sustainability Award (Sarah E. Goode STEM Academy); Keep Chicago Beautiful's Cultural Restoration Vision Award (Back of the Yards Campus); ALA Silver Medals (Bell Elementary School Addition and Sarah E. Goode STEM Academy); ENR Midwest Best Projects (Ping Tom Memorial Park Fieldhouse); IASB Educational Environment Awards of Merit (Jones College Prep. and Sarah E. Goode STEM Academy); Architect Magazine (Jones College Prep.); and ASHRAE Illinois Excellence in Engineering Award (Jones College Prep.).

The reports of the Executive Director were accepted.

The Executive Director then called upon Paul Spieles, Chief Development Officer, to present to the Board of Commissioners for consideration of approval proposed Change Orders to various contracts marked **Exhibit "B"**. After discussion and consideration, and upon motion duly made and seconded, the following resolution was adopted:

February 2015

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**RESOLUTION NO. 8153**

**BE IT RESOLVED** by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue Change Orders to contracts for various projects in the amounts indicated on the document entitled “Change Orders” and attached to the minutes of this meeting and marked **Exhibit “B”**.

**Commissioners voting in the affirmative:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
Jose Maldonado, Jr.; Toni Preckwinkle;  
Arnold Randall; Samuel Wm. Sax;  
Mariyana T. Spyropoulos; Bryan Traubert;  
and David Vitale – 9.

**Commissioners voting in the negative:**

None

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 seven (7) items included on the notice of task orders issued to specialty consultants against term contracts since the previous board meeting. The report was accepted following discussion and consideration and a copy of this report is attached hereto as **Exhibit “C”**.

Next the Board of Commissioners was presented with consideration of approval of the appointment of Terra Engineering to provide Managing Geotechnical Consultant (MGC) Services to the Public Building Commission. Services by the MGC will include managing program and project information for geotechnical processes, preparing Requests for Proposals and evaluating responses, overseeing on-site services during testing, reviewing geotechnical reports and serving as the geotechnical resource for PBC projects. It was recommended that the

Commissioners approve the MGC for a period of three years with the option to extend for two additional one-year terms. Upon motion duly made and seconded, the following resolution was approved:

**RESOLUTION NO. 8154**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the appointment of Terra Engineering to provide Managing Geotechnical Consultant (MGC) Services to the Public Building Commission for a term of three years with the option to extend for two additional one year terms in an amount not to exceed \$500,000.00 for the initial three year term of the agreement.

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized and directed to take such actions, and to execute such documents upon approval by Legal Counsel as to form and legality, and may be necessary in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
Jose Maldonado, Jr.; Toni Preckwinkle;  
Arnold Randall; Samuel Wm. Sax;  
Mariyana T. Spyropoulos; Bryan Traubert;  
and David Vitale – 9.

**Commissioners voting in the negative:**

None

The next item on the agenda was a report by the Executive Director regarding renewal of property and liability insurance for the Public Building Commission for the period January 1, 2015 to December 31, 2015. She advised the Commissioners that the liability insurance programs were renewed with Colony Insurance Company, Allied World National Assurance Company and RSUI Indemnity Company. The property insurance program was placed with Federal Insurance Company/Chubb Insurance Company. Premiums for the Commission's insurance program for the period January 1, 2015 to December 31, 2015 were as follows:

February 2015

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Primary General Liability \$1,000,000 – \$90,732; Umbrella \$25,000,000 - \$102,344; Excess \$25,000,000 - \$34,188; Crime - \$4,734; Property - \$213,144; Bonds - up to \$8,000; Workers' Compensation - \$25,704; and Directors & Officers - \$40,490 for a total of \$519,336 and that the net premium savings (2014 to 2015) was (-\$12,431).

The next item on the agenda was consideration of approval of a request by the Board of Education for the Public Building Commission to convey the property located at 230 North Kolmar Avenue (former Marconi School) to United for Better Living, Inc., an Illinois not-for-profit corporation. The subject property is 77,000 square feet and improved with a three story, 46,000 square foot school building. It is zoned RT-4 Residential Two-Flat-Townhouse/Multi-unit District. The property was valued by KMD Valuation at \$550,000.00 and advertised for sale by competitive bid by the Board of Education.

Pursuant to Board Report No. 14-1217-OP1, the Board of Education determined that the property is no longer required for school purposes and approved the sale of the property to United for Better Living for the sum of \$100,000.00. Upon motion duly made and seconded, the following Resolution was approved:

**RESOLUTION NO. 8155**

**BE IT HEREBY RESOLVED** that the request by the Board of Education for the Public Building Commission to convey the property located at 230 North Kolmar Avenue to United for Better Living, Inc., an Illinois not-for-profit corporation, for the sum of \$100,000.00, pursuant to the terms and conditions set forth in Board Report No. 14-1217-OP1, copy of which is attached hereto and incorporated herein as **Exhibit "D"**, for the sum of \$100,000.00, is hereby approved.

**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 actions and to execute a quit claim deed and such other customary conveyance documents, upon approval

by Legal Counsel as to form and legality, as may be required or advisable in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
Jose Maldonado, Jr.; Toni Preckwinkle;  
Arnold Randall; Samuel Wm. Sax;  
Mariyana T. Spyropoulos; Bryan Traubert;  
and David Vitale – 9.

**Commissioners voting in the negative:**

None

The next item to be presented for consideration of approval by the Board of Commissioners was the appointment of Wallin Gomez Architects as the Architect of Record for the 2015 Modular Program. Services to be performed by the Architect of Record will include the update of design documents and specifications of each required modular type for the 2015 Modular Program for a not to exceed fee of \$36,000 plus a negotiated implementation allowance for each project site. Upon motion duly made and seconded, the following resolution was approved:

**RESOLUTION NO. 8156**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission of Chicago hereby approves the appointment of Wallin Gomez Architects as the Architect of Record to update design and specifications for the 2015 Modular Program for an amount not to exceed \$36,000 plus a negotiated implementation allowance for each project site.

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized and directed to take such actions, and to execute such documents upon approval by Legal Counsel as to form and legality, and may be necessary in order to implement this Resolution.

**Commissioners voting in the affirmative:**

Martin Cabrera, Jr.; Thomas J. Kotel;

Jose Maldonado, Jr.; Toni Preckwinkle;  
 Arnold Randall; Samuel Wm. Sax;  
 Mariyana T. Spyropoulos; Bryan Traubert;  
 and David Vitale – 9.

**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 requests from the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program and the purchase of real property required for the Lindblom Parking Lot project under Section 2 (c)(8) and Section 2 (c) (5) of the Open Meetings Act. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8157**

**BE IT RESOLVED** that an Executive Session of the Board of Commissioners is hereby convened for the purpose of consideration of approval of undertaking requests from the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program and the purchase of real estate under the Section 2(c)(8) and 2 (c )(5), respectively, of the Open Meetings Act.

**Commissioners voting in the affirmative:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
 Jose Maldonado, Jr.; Toni Preckwinkle;  
 Arnold Randall; Samuel Wm. Sax;  
 Mariyana T. Spyropoulos; Bryan Traubert;  
 and David Vitale – 9.

**Commissioners voting in the negative:**

None

There being no further business to come before the Board during the Regular Meeting, the Board recessed into Executive Session. At the conclusion of the Executive Session, the meeting was reconvened and the following resolutions were adopted:

**RESOLUTION NO. 8158**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 63 from the Office of Emergency Management of the City of Chicago for the OVS Department of Revenue LPR Vehicle Camera Replacement-Enhancement project for an estimated project budget of \$1,517,146.00.

**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:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
Jose Maldonado, Jr.; Toni Preckwinkle;  
Arnold Randall; Samuel Wm. Sax;  
Mariyana T. Spyropoulos; Bryan Traubert;  
and David Vitale – 9.

**Commissioners voting in the negative:**

None

**RESOLUTION NO. 8159**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves Project Undertaking Request No. 79 from the Office of Emergency Management and Office of Budget Management of the City of Chicago for the CPD Multi-purpose Room Upgrade Phase II project for an estimated project budget of \$185,000.00.

**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:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
Jose Maldonado, Jr.; Toni Preckwinkle;  
Arnold Randall; Samuel Wm. Sax;  
Mariyana T. Spyropoulos; Bryan Traubert;  
and David Vitale – 9.

**Commissioners voting in the negative:**

None

**RESOLUTION NO. 8160**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves the acquisition of the property located at 6110 S. Winchester (PIN 20-18-416-027) for the Robert Lindblom Math and Science Academy Parking Lot Project for the sum of \$80,000.00, plus relocation and moving costs pursuant to the Uniform Relocation and Real Property Acquisition Act in the amount of \$13,240.00.

**BE IT FURTHER RESOLVED** that Legal Counsel and the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action, and to execute a quit claim deed such other customary conveyance documents, upon approval as to form and legality by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Martin Cabrera, Jr.; Thomas J. Kotel;  
Jose Maldonado, Jr.; Toni Preckwinkle;  
Arnold Randall; Samuel Wm. Sax;  
Mariyana T. Spyropoulos; Bryan Traubert;  
and David Vitale – 9.

**Commissioners voting in the negative:**

None

There being no further business to come before the meeting, the meeting was adjourned at approximately 3:50 p.m.

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Secretary

APPROVED:

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Chairman

Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative Operations Committee  
January 29, 2015

| Amendment | Project                                      | Consultant                                | Reason for the Proposed Amendment  | Current Cost of Construction (including approved change orders) | Original Agreement | Amount of Previously Approved Amendments | Current Agreement | Amount of the Proposed Amendment | Revised Agreement Included Proposed Amendments | Revised Agreement as Percentage of Construction |
|-----------|--|---|--|---|--------------------|--|-------------------|----------------------------------|--|---|
| 1         | Chicago Vocational Career Academy Renovation | DLR Group (PS1934-A1) Architect of Record | This amendment is for additional design and engineering services associated with a client directed request for the design and construction of a new Audiology Department, including classrooms and support space. The work includes architectural, mechanical, and acoustical considerations required for the Program as well as the relocation of an existing sound booth.<br><br>The scope of services in the amendment were not included in the original agreement. | \$62,164,000.00   | \$6,320,556.00     | \$0.00                                   | \$6,320,556.00    | \$32,450.00                      | \$6,353,006.00                                 | 10.22%  |

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***BOARD MEETING – February 10, 2015***

***CHANGE ORDERS***



PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
February 10, 2015

| A   | B          | C                              | D                       | E                                 | F = (D+E)   | G                      | H=(F+G)  | I=(E+G/D)  |
|---|------------|--------------------------------|-------------------------|-----------------------------------|---|------------------------|--|--|
| PROJECT   | CONTRACT # | CONTRACTOR                     | ORIGINAL CONTRACT VALUE | PREVIOUSLY APPROVED BOARD CHANGES | CURRENT CONTRACT VALUE<br>(Including Previously Approved Changes) | PROPOSED CHANGE ORDERS | ADJUSTED CONTRACT VALUE<br>(Including Approved Current Proposed Change Orders) | APPROVED BOARD CHANGE ORDERS %<br>(of Original Contract) |
| <b>Construction</b>   |            |                                |                         |                                   |   |                        |  |  |
| Turf Field at National Teachers Academy<br>2301 S. Federal Street<br>Project Manager: Jennifer Valentin | C1558      | Kee Construction, LLC          | \$3,149,570.00          | \$0.00                            | \$3,149,570.00  | \$113,860.73           | \$3,263,430.73   | 3.62%  |
| Chicago Vocational Career Academy Phase I<br>2100 E. 87th Street<br>Project Manager: James Holland      | C1557      | Sollitt / Oakley Joint Venture | \$55,764,000.00         | \$0.00                            | \$55,764,000.00   | \$302,942.00           | \$56,066,942.00  | 0.54%  |
| Chicago Children's Advocacy Center Addition<br>1240 S. Damen Avenue<br>Project Manager: Frank Sobkowiak | C1555      | IHC Construction Companies     | \$7,145,034.00          | \$39,101.00                       | \$7,184,135.00  | \$52,965.00            | \$7,237,100.00   | 1.29%  |
| <b>Closeout</b>   |            |                                |                         |                                   |   |                        |  |  |
| Ping Tom Memorial Park Field House<br>1700 S. Wentworth Avenue<br>Project Manager: Darin Triplett       | PS1922     | Wight & Company                | \$12,500,000.00         | \$717,354.51                      | \$13,217,354.51   | \$91,717.56            | \$13,309,072.07  | 6.47%  |

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Turf Field at National Teacher's Academy

2301 S. Federal Street

February 10, 2015

Kee Construction, LLC

11002 S. Whipple

Chicago, IL 60655

| CO  | BULL     | CONTRACT NUMBER 1558   |                       |
|---|----------|--|-----------------------|
| NUM   | NUM      | ORIGINAL CONTRACT AWARD VALUE  | \$3,149,570.00        |
|   |          | BOARD APPROVED CHANGE ORDERS   | \$0.00                |
| <b>CURRENT CONTRACT VALUE</b>                     |          |  | <b>\$3,149,570.00</b> |
| 001   | 1558-003 | Removal and relocation of various utility lines.<br>Differing Site Conditions. | \$113,860.73          |
| Revised Substantial Completion Date: June 1, 2015 |          |  |                       |

TOTAL CHANGE

\$113,860.73

**ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES**

**\$3,263,430.73**

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1558 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

Chicago Vocational Career Academy – Phase I

2100 E. 87<sup>th</sup> Street

February 10, 2015

Sollitt/Oakley Joint Venture

790 N. Central

Wood Dale, IL 60191

| CO                           | BULL      | CONTRACT NUMBER 1557  |                 |
|------------------------------|-----------|---|-----------------|
| NUM                          | NUM       | ORIGINAL CONTRACT AWARD VALUE   | \$55,764,000.00 |
| BOARD APPROVED CHANGE ORDERS |           |   | \$0.00          |
| CURRENT CONTRACT VALUE       |           |   | \$55,764,000.00 |
| 001                          | 1557-107S | Interior renovation work required for new Audiology Department classrooms and support space.<br>Client Directed Change. | \$302,942.00    |

|   |                        |
|---|------------------------|
| TOTAL CHANGE  | \$302,942.00           |
| <b>ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES</b> | <b>\$56,066,942.00</b> |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1557 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

Chicago Children's Advocacy Center Addition & Renovation

1240 S. Damen Avenue

February 10, 2015

### IHC Construction Companies

1500 Executive Drive

Elgin, IL 60123

| CO                            | BULL     | CONTRACT NUMBER 1555   |                       |
|-------------------------------|----------|--|-----------------------|
| NUM                           | NUM      | ORIGINAL CONTRACT AWARD VALUE  | \$7,145,034.00        |
|                               |          | BOARD APPROVED CHANGE ORDERS   | \$39,101.00           |
| <b>CURRENT CONTRACT VALUE</b> |          |  | <b>\$7,184,135.00</b> |
| 002                           | 1555-024 | Changes required for the return air system, including add transfer ducts and fire dampers.<br>Error or Omission. | \$52,965.00           |

|   |                       |
|---|-----------------------|
| TOTAL CHANGE  | \$52,965.00           |
| <b>ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES</b> | <b>\$7,237,100.00</b> |

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

Ping Tom Memorial Park Field House

1700 S. Wentworth

February 10, 2015

**Wight & Company**  
211 N. Clinton Street,  
Chicago, IL 60661

|  |           |   |                        |
|--|-----------|---|------------------------|
| CHNG                                   | BULL      | <b>CONTRACT NUMBER PS1922</b>   |                        |
| ORDR                                   | NUM       | ORIGINAL CONTRACT VALUE   | \$12,500,000.00        |
| NUM                                    |           | BOARD APPROVED CHANGE ORDERS  | \$717,354.51           |
| <b>ADJUSTED CONTRACT VALUE TO DATE</b> |           |   | <b>\$13,217,354.51</b> |
| 006                                    | PS1922-21 | Install water filtration system, install concrete wheel stops along Wentworth, and replace wall cabinet doors at first floor.<br>Other. | \$91,717.56            |

|   |                        |
|---|------------------------|
| TOTAL CHANGE ADDITION                         | \$91,717.56            |
| <b>ADJUSTED CONTRACT VALUE AFTER APPROVAL</b> | <b>\$13,309,072.07</b> |

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. PS1922 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

# 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

| February 2015   |              |                         |      |       |                                |                   |                               |
|---|--------------|-------------------------|------|-------|--------------------------------|-------------------|-------------------------------|
| TASK ORDERS AWARDED AGAINST TERM CONTRACTS              |              |                         |      |       |                                |                   |                               |
| Project No.   | Project Name | Service                 | Type | M/WBE | Firm                           | Task Order Amount | Total Term Commitment To-Date |
| <b>Edwards Elementary School Annex</b>                  |              |                         |      |       |                                |                   |                               |
|   |              | Environmental Reno/Demo | C    |       | Environmental Consulting Group | \$ 66,969.00      | \$ 373,255.00                 |
| <b>Prospect Ave. Transit Access Improvement Program</b> |              |                         |      |       |                                |                   |                               |
|   |              | Traffic Study           | A    | WBE   | Terra Engineering, Ltd.        | \$ 173,300.00     | \$ 249,234.00                 |
| <b>Southeast Area Elementary School</b>                 |              |                         |      |       |                                |                   |                               |
|   |              | Material Testing        | R    |       | K & S Engineers                | \$ 22,293.27      | \$ 145,243.52                 |
|   |              | Surveyor                | AT   | MBE   | TECMA Associates               | \$ 500.00         | \$ 18,100.00                  |
| <b>Jamieson Elementary School Annex</b>                 |              |                         |      |       |                                |                   |                               |
|   |              | Geotechnical            | A    |       | GEI Consultants                | \$ 10,426.00      | \$ 65,498.33                  |
|   |              | Environmental Reno/Demo | C    |       | United Analytical Services     | \$ 50,875.00      | \$ 213,352.25                 |
| <b>Canty Elementary School Annex</b>                    |              |                         |      |       |                                |                   |                               |
|   |              | Environmental Reno/Demo | C    | WBE   | Carnow, Conibear & Associates  | \$ 84,037.50      | \$ 2,574,159.75               |

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

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



Patricia L. Taylor  
Chief Facilities Officer

**LOOP OFFICE**  
42 W Madison Ave, 2<sup>nd</sup> Floor · Chicago, Illinois 60602  
Telephone: 773/553-2900 · Fax: 773/553-2951

January 16, 2015

**Sent Via Hand Delivery and**  
**Email: [erin.lavin@cityofchicago.org](mailto:erin.lavin@cityofchicago.org)**

Ms. Erin Lavin Cabonargi  
Executive Director  
Public Building Commission  
Room 200, Richard J. Daley Center  
Chicago, IL 60602

**Re: Sale of 230 North Kolmar Avenue, Chicago, Illinois – Former Marconi School**

Dear Ms. Cabonargi:

The Public Building Commission of Chicago ("PBC") holds title to a portion of the former Marconi School property at 230 North Kolmar Avenue ("Property") for the Chicago Board of Education ("Board"). This letter shall serve as a formal request to place the sale and conveyance of the Property on the PBC's February 10, 2015, agenda.

Marconi School closed in 2013. On December 17, 2014, the Board adopted Board Report Number 14-1217-OP1 finding that the Property is no longer required for school purposes and authorized the sale of the Property to the highest bidder, United for Better Living, Inc. NFP ("Purchaser").

The Property, located in the West Garfield Park Community, is zoned RT4 Residential & Two-Flat Townhouse Multi-Unit District. The site is approximately 77,000 square feet in size and improved with 55 years old, three story school building containing 46,000 square feet. The school is in average condition. The Board retained KMD Valuation to appraise the Property. KMD valued the Property in its current condition at \$550,000.

The Property was marketed by commercial brokers and advertised for sale by competitive bid pursuant to Section 105 ILCS 5/34-21 of the Board of Education's statute. The Property was competitively bid twice. The first time, only a single bid was received in the amount of \$15,000. The second time, only two bids were received, and the highest and best bid and offer was submitted by the Purchaser for \$100,000.

The Board reviewed the appraisal and the bids received. The Board accepted the \$100,000 bid from the Purchaser as its best and final offer. The Property is to be sold "As Is, Where Is" and conveyed subject to a restrictive covenant.

The deed to the Property is to contain a restrictive covenant requiring a portion or all of the Property is to be used exclusively as an alternative or options school for any K-12 grades and for no other purpose without prior written approval from the Chicago Board of Education. Title to the Property will revert back to the City of Chicago in Trust for Use of Schools or the Public Building Commission of Chicago as legal title holder of record for the benefit of the Board if this restriction is breached without the Board's prior written approval.

Accordingly, kindly place the sale of this Property at 230 North Kolmar Avenue to United for Better Living, Inc. NFP on the PBC's February 10, 2015 Board agenda. For your information, we have included copies of: (i) the Board Report, (ii) an aerial and (iii) photograph of the Property.

Kindly contact Liza Balistreri at (773) 553-2901 or Terry Diamond at (312) 628-7048 if you require any additional information regarding the sale of the Property or to include this matter on the PBC's February 10, 2015 agenda. Thank you.

Sincerely,

  
Patricia L. Taylor  
Chief Facilities Officer  
Chicago Board of Education

Enclosures:

All cc's with enclosures:

Lori Lypson  
Mary Pat Witry  
Terri Haymaker  
Liza Balistreri  
Elizabeth Fiske Smith  
Langdon D. Neal  
Anne Fredd  
Terry Diamond



December 17, 2014

**DISPOSITION OF BIDS RECEIVED FOR THE FORMER MARCONI SCHOOL SITE  
LOCATED AT 230 NORTH KOLMAR AVENUE**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

That the Board request the Public Building Commission of Chicago ("PBC") convey to United for Better Living, Inc. NFP, an Illinois not-for-profit corporation ("Purchaser"), the land and improvements located at the former Marconi School site, 230 North Kolmar Avenue, Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate contained in the bid solicitation, which has been executed by the Purchaser, will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below.

**LEGAL DESCRIPTION & PIN:** See the attached Exhibit A.

**BID INFORMATION:** In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from October 24, 2014, through November 24, 2014. Bids were received by the Procurement Department by 2:00 p.m. on November 24, 2014, and opened on the same date. Two (2) bids were received, and United for Better Living, Inc. NFP submitted the highest bid in the amount of \$100,000. A summary of the bids is as follows:

|          | Bidder                             | Bid       |
|----------|------------------------------------|-----------|
| Bidder 1 | United for Better Living, Inc. NFP | \$100,000 |
| Bidder 2 | Ed Rohn                            | \$10.00   |

**APPRAISAL:** In December 2014, a valuation of the Property was made for the benefit of the Board, which indicated a value as follows:

Appraiser: KMD Valuations Group, LLC  
Market Value Estimate: Beginning at \$550,000

**RECOMMENDATION:** The Property is not needed for school purposes. The Property previously housed Marconi Elementary School, which closed in 2013. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21. The PBC shall include a restrictive covenant in the deed requiring a portion or all of the Property to be used exclusively as an alternative or options school for any K-12 grades and for no other purpose without prior written approval from the Board. Title to the Property will revert back to the City of Chicago, in Trust for Use of Schools, or the Public Building Commission of Chicago, as legal title holder of record for the benefit of the Board if this restriction is breached without the Board's prior written approval. The Property shall be sold "as is, where is." The appraisal and the bids received were reviewed and it is recommended that the following bid be accepted:

Name: United for Better Living, Inc. NFP  
Address: 4540 West Washington Boulevard, Chicago, IL 60624  
Contact: Rev. David Whittle / (773-261-3309)  
**Offer: \$100,000**

**AUTHORIZATION:** Authorize the President and Secretary to execute the Offer to Purchase agreement and to modify the legal description if necessary upon receipt of a title commitment and survey. Authorize the PBC to issue a deed in favor United for Better Living, Inc. NFP. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transaction.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Local School Council approval is not applicable to this transaction.

**FINANCIAL:** Proceeds (Purchaser's bid price, less closing costs and seller's brokerage fee) to be credited to the Capital Asset Fund.

**GENERAL CONDITIONS:**

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.


Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

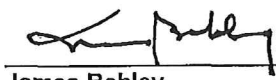
**Approved for Consideration:**

  
\_\_\_\_\_  
Patricia L. Taylor  
Chief Facilities Officer

**Approved:**

  
\_\_\_\_\_  
Barbara Byrd-Bennett  
Chief Executive Officer

Approved as to legal form. 

  
\_\_\_\_\_  
James Bebley  
General Counsel

14-1217-OP1

**EXHIBIT A**  
**THE PROPERTY**

The Board reserves the right to make changes as necessary to clarify or correct property information.

**Property address: Former Marconi site, 230 North Kolmar Avenue, Chicago, Illinois**

**PIN: 16-10-320-019, 16-10-320-020, 16-10-320-021, 16-10-320-022**

**Legal Description:**

LOTS 1 TO 8, BOTH INCLUSIVE, LOT 9 (EXCEPT THE WEST 15 FEET THEREOF USED FOR STREET), LOTS 11 TO 18, BOTH INCLUSIVE, AND LOTS 21 TO 26, BOTH INCLUSIVE, IN BLOCK 2 IN JOHN D. CUDDIHY'S RESUBDIVISION OF BLOCK 22 (EXCEPT STREETS HERETOFORE DEDICATED) OF WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND VACATED ALLEYS.

Marconi Elementary School  
230 North Kolmar Avenue  
Chicago, Illinois 60624

W MAYPOLE AVE

N KENTON AVE

N KOLMAR AVE



West View  
School Frontage



East View  
School Rear

