

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JULY 14, 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 July 14, 2015 at 2:30 P.M.

The following Commissioners were present:

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 Vitale

** arrived during Item A6.

Also present were:

Felicia S. Davis

J. Beatty	M. Harte	L. Neal
G. Blakemore	N. Castillo-Hasan	K. Newman
N. Bravo	T. Haymaker	K. Purcell
B. Campney	A. Joseph	E. Reid
K. Cliff	C. Kelly	E. Ryan
E. Davis	K. LaJeun	E. Fisk-Smith
A. Del Muro	I. Lakada	P. Spieles
R. DeVaughn	T. Later	M. Sullivan
P. Doyle	L. Lypson	T. Foucher-Weekley
L. Fikter	D. McClenahan	A. Wiggins
A. Fredd	T. McElroy	M. Witry
L. Giderof	R. Miranda	
I. Hansen	P. Montenegro	

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

Pursuant to Section 2.06(g) of the Open Meetings Act, a public participation period was held. The following persons registered prior to the meeting to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: Kenneth Newman and George Blakemore. During the public participation period held during the commencement of the regular meeting, Kenneth Newman provided comments regarding the appropriate guidelines that should be used for the installation of soccer goal lines at the National Turf Academy used by Jones College Preparatory High School and other soccer facilities constructed by the Chicago Park District. Following the Executive Session and the reconvened Regular Session, the public participation period resumed and George Blakemore provided comments on the need for public hearings on pension benefits and the negative effect of pension funding on the construction of schools and other public projects.

At the conclusion of the initial public participation period, the board meeting was reconvened by Commissioner Sax as Acting Chair and the Board of Commissioners considered the approval of the minutes of the meeting held on June 9, 2015. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the June 9, 2015 board meeting were unanimously approved.

The next item on the Agenda was a report by Commissioner Martin Cabrera regarding the Audit Committee meeting held on June 30, 2015. His report was as follows:

- **Report by PBC Comptroller.** The PBC Comptroller advised the Audit Committee that the Government Finance Officers Association (GFOA) awarded the PBC a Certificate of Achievement Award for Excellence in Financial Reporting (CAFR) for the fiscal year ended December 31, 2013. The CAFR report was submitted by the Commission t on June 30, 2015 for fiscal year ended December 31, 2014. PBC assets exceeded liabilities by \$77.9 million at

December 31, 2014. PBC's total net position decreased by \$5.4 million and \$3.7 million for the years ended December 31, 2014 and 2013, respectively, due to decreases in project revenue. The Executive Director outlined her initiatives to increase the use of PBC as the builder of choice for its clients including a review of client fee structure and outreach to the PBC's sister agencies to ensure that the PBC delivers on each client's expectations and goals.

The PBC Comptroller also reported on the status of the IGA between the City of Chicago Office of the City Treasurer (CTO) and the PBC regarding financial management services including asset allocation strategies to increase the PBC's return on its investment bond portfolio. The PBC Comptroller's Reports were accepted by the Audit Committee.

- **Report by Deloitte & Touche, LLP.** Representatives from Deloitte and Touche (Deloitte) provided the Audit Committee with the required auditor communications for the 2014 Audit. Three errors were reported that were corrected by management prior to the issuance of the financial statements – none of the errors was considered significant. Deloitte further reported that there were no material weaknesses or significant deficiencies in the internal controls over financial reporting. Control deficiencies included overstating the retainage payable accrual and PBC's current construction accrual process for certain of its larger projects. Deloitte recommended that Management utilize a method to enhance the construction accrual process. The report by Deloitte was accepted by the Audit Committee.
- **Executive Session.** An Executive Session was convened for the purpose of discussing potential litigation and a report by the former PBC Inspector General. No action was taken by the Audit Committee during the Executive Session which required a vote during the Open Meeting.

The next item on the Agenda was a report by Commissioner Byron Brazier regarding the Administrative Operations (AO) Committee meeting held on July 2, 2015. Commissioner Brazier provided a summary of the AO Committee report, 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 Consultant Services.** Task Orders issued to Specialty Consultants for the following projects and services: Mt. Greenwood ES Modular, Environmental, AMEC Foster Wheeler; Chicago Vocational Career Academy, Environmental Reno/Demo – Additional Services, Terracon Consultants; Chicago Vocational Career Academy, Environmental Reno/Demo, Terracon Consultants; Chicago Vocational Career Academy, Material Testing, GSG Material Testing;

2015 CPS AC Program, Environmental Reno/Demo services performed by GSG Consultants, ATC Group Services, Inc. and Carnow Conibear & Associates, Ltd.

- **AOR for the 2015 Modular Program.** Task order issued to Wallin Gomez as Architect of Record for the 2015 Modular Program in the total amount of \$ 151,821.00 for the following services: Prototype Refresh, \$36,000.00; Mt. Greenwood ES, \$32, 821.00; and Tonti ES, \$83,000.00.
- **Contract Awards for the 2015 CPS Air Conditioning Project.** Award of emergency contracts (subject to ratification by the Board of Commissioners) to Broadway Electric in the amount of \$1,702,000.00 (Contract 1570A Region A), Broadway Electric in the amount of \$1,357,800.00 (Contract 1570B, Region B), and Blinderman Construction Company, Inc. in the amount of \$1,797,631.00 (Contract 1507C, Region C).

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

- **Amendments.** Edgewater Branch Library, Lohan Anderson; Lindblom Math and Science Academy Parking Lot, Infrastructure Engineering; Edwards Elementary School Annex, Berglund Construction (Construction Manager at Risk); Edwards Elementary School Annex, STL Architects, Inc.; Program Wide Project Development Services to be performed by Ardmore Consulting, Cotter Consulting, Comprehensive Construction Consulting and Rodrigues & Associates; and Inspector General Services, Vander Weele Group, Inc.
- **Change Order.** Recommendation to approve proposed Change Orders for the Turf Field at National Teachers' Academy by Kee Construction, Inc. in the sum of \$14,310.00, and Jones College Prep Replacement HS by Rausch Construction Company in the sum of \$396,023.73.
- **Field Order Activity Report.** The AO Committee was advised that 23 field orders were issued involving 11 projects.

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

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

RESOLUTION NO. 8209

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue amendments to the Professional Services Agreements as described 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:

Byron T. Brazier, Martin Cabrera, Jr.,
Thomas J. Kotel, Jose Maldonado, Jr.,
Arnold Randall, Samuel Wm. Sax,
Mariyana Spyropoulos, Bryan S. Traubert
and David J. Vitale - 9

Commissioners voting in the negative:

None

The next item on the agenda was a report by Executive Director Davis regarding regular reports, development status and other matters. She advised the Commissioners that the Government Finance Officers Association (GFOA) awarded the Public Building Commission a Certificate of Achievement Award for Excellence in Financial Reporting (CAFR) for the fiscal year ended December 31, 2013. In addition, the Comprehensive Annual Financial Report (CAFR) was submitted on June 30, 2015 for the fiscal years ended December 31, 2014 and 2013. She summarized highlights of the report and expressed appreciation for the work of the Director of Finance, Daryl McNabb, and Comptroller Tanya Foucher-Weekley in preparing the audit materials. Next, the Executive Director advised the Commissioners that the new addition to the Chicago Children's Advocacy Center was officially dedicated on June 18, 2015, and Chicago's First Lady, Ms. Amy Rule, attended the dedication. Finally, the Executive Director announced that the next meeting of the board of Commissioners will be held on Tuesday, August 11, 2015

at 2:30 at the George Westinghouse College Prep located at 3223 West Franklin Boulevard. Following discussion, 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. 8210

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:

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

Commissioners voting in the negative:

None

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 seven (7) 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 "C".

Next, the Commissioners were presented with consideration of approval of the appointment of Felicia S. Davis as Plan Administrator for the Public Building Commission of Chicago 401(a) Money Purchase Plan and the Public Building Commission of Chicago Section 457(b) Deferred Compensation Plan. As Plan Administrator, Ms. Davis will have the authority to adopt amendments and re-statements for the plans that are administrative and technical in nature from time to time. During the discussion that ensued, Commissioner Cabrera and Commissioner Preckwinkle inquired about the diversity of the fund managers and the Executive Director advised that she would provide such information. Thereupon, the following resolution was adopted:

RESOLUTION NO. 8211

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that Felicia S. Davis is hereby appointed Plan Administrator for the Public Building Commission of Chicago 401(a) Money Purchase Plan and the Public Building Commission of Chicago Section 457(b) Deferred Compensation Plan.

BE IT FURTHER RESOLVED and that Felicia S. Davis is hereby authorized and directed to adopt amendments and re-statements for the plans that are administrative and technical in nature from time to time without further authorization by the Board of Commissioners.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to award Contract 1570A-

Region A for the 2015 CPS Air Conditioning Project to Broadway Electric, Inc. Three

responsive bids were received as a result of the bid solicitation from duly pre-qualified general and electrical contractors. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8212

WHEREAS, pursuant to bid solicitations from duly pre-qualified electrical and general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1570-A, for the 2015 CPS Air Conditioning Project to be located in Region A, copies of which bids and contract documents are on file with the Commission:

PRE-QUALIFIED BIDDERS	BASE BID	AWARD CRITERIA
Broadway Electric, Inc.	\$1,702,000.00	\$1,681,576.00
K.R. Miller Contractors	\$2,091,000.00	\$2,038,725.00
Blinderman Construction Co.	\$2,160,988.00	\$2,102,641.32

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

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

WHEREAS, the staff of the Commission has recommended that Contract No. 1570A be awarded to Broadway Electric, Inc. and that ****Travelers Casualty and Surety Company of America, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby awards to Broadway Electric, Inc. Contract No. 1570-A, 2015 CPS Air Conditioner Project for Region A, pursuant to the terms thereof for the total contract price of \$1,702,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in

the form set forth in the contract documents comprising Contract No. 1570-A, subject to the completion and delivery to the Commission of said form of bond by Broadway Electric, Inc. and Western Surety Company, as surety, in the principal amount of \$1,702,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to award Contract 1570B-Region B for the 2015 CPS Air Conditioning Project to Broadway Electric, Inc. Four responsive bids were received as a result of the bid solicitation from duly pre-qualified electrical and general contractors. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8213

WHEREAS, pursuant to bid solicitations from duly pre-qualified electrical and general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1570-B, for the 2015 CPS Air Conditioning Project to be located in Region B, copies of which bids and contract documents are on file with the Commission:

PRE-QUALIFIED BIDDERS	BASE BID	AWARD CRITERIA
Broadway Electric, Inc.	\$1,357,800.00	\$1,341,506.40
Blinderman Construction Co.	\$1,653,673.00	\$1,609,024.00
K.R. Miller Contractors	\$1,735,000.00	\$1,709,175.00
Candor Electric	\$1,827,935.00	\$1,813,311.52

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

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

WHEREAS, the staff of the Commission has recommended that Contract No. 1570B be awarded to Broadway Electric, Inc. and that Western Surety Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby awards to Broadway Electric, Inc. Contract No. 1570-B, 2015 CPS Air Conditioner Project for Region B, pursuant to the terms thereof for the total contract price of \$1,357,800.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. 1570-B, subject to the completion and delivery to the Commission of said form of bond by Broadway Electric, Inc. and Western Surety Company, as surety, in the principal amount of \$1,357,800.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval to award Contract 1570C for the 2015 CPS Air Conditioning Project to Blinderman Construction Co. located in Region C.

Four responsive bids were received as a result of the bid solicitation from duly pre-qualified electrical and general contractors. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8214

WHEREAS, pursuant to bid solicitations from duly pre-qualified electrical and general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1570-C, for the 2015 CPS Air Conditioning Project to be located in Region A, copies of which bids and contract documents are on file with the Commission:

PRE-QUALIFIED BIDDERS	BASE BID	AWARD CRITERIA
Blinderman Construction Co.	\$1,797,631.00	\$1,749,094.96
Broadway Electric, Inc.	\$2,018,000.00	\$1,993,784.00
K.R. Miller Contractors	\$2,228,000.00	\$2,172,300.00
Candor Electric	\$2,577,716.00	\$2,557,094.27

WHEREAS, the bid of Blinderman Construction Co. was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

WHEREAS, as a part of its bid proposal, Blinderman Construction Co. has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Liberty Mutual Insurance Company, a corporate surety authorized to do business under the laws of the State of Illinois; and

WHEREAS, the staff of the Commission has recommended that Contract No. 1570-C be awarded to Blinderman Construction Co. and that Liberty Mutual Insurance Company, proposed surety on the performance and payment bond, be accepted and approved by the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby awards to Blinderman Construction Co. Contract No. 1570-C, 2015 CPS Air Conditioner Project for Region C, pursuant to the terms thereof for the total contract price of \$1,797,631.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. 1570-C, subject to the completion and delivery to the Commission of said form of bond by Blinderman Construction Co. and Liberty Mutual Insurance Company, as surety, in the principal amount of \$1,797,631.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

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

Commissioners voting in the negative:None

The next item presented to the Board of Commissioners was a report by the Executive Director regarding a Task Order issued to Wallin Gomez Architects as the Architect of Record for the 2015 Modular Program. The Commissioners were advised that Wallin Gomez has the experience, experience, personnel and capacity to ensure quality design and contract administration services and was also successful in designing the Commission's 2013 Modular Program for the CPS full-day kindergarten program. The Task Order authorizes Wallin Gomez to update design and specification of each required modular type for the total amount of not to exceed \$151,821.00 (inclusive of \$36,000 for the prototype re-fresh, \$32,281.00 for Mt. Greenwood Elementary School, and \$83,000 for Tonti Elementary School) plus a negotiated implementation allowance for each project site. The report was accepted.

The next item on the agenda was the consideration of approval of an Undertaking Request from the Chicago Public Schools for the Edwards Elementary School Annex and Renovations project located at 4815 S. Karlov Avenue. The project will consist of the construction of an Annex including structural roof upgrades of the existing school to support the

Annex, masonry restoration and structural repairs to the existing school and the design of renovations and structural repairs required at the existing school. The total project budget is \$24,224,828 including \$22,704,704 for the Annex and \$1,520,123 for masonry restorations and structural repair work. It is anticipated that the construction of the Annex will be substantially completed in July 2016 and that the opening of the Annex will occur on September 6, 2016. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8215

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Undertaking Request of the Chicago Public Schools for the construction of the Richard Edwards IB Fine & Performing Arts Dual Language Annex Project located at 4815 South Karlov Avenue for a total project budget of \$24,224,828 including the construction of the annex building and masonry restorations and structural repair work to the existing school.

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:

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

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. 8216

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

Commissioners voting in the affirmative:

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

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 Regular Meeting was reconvened and the following Resolution was adopted:

RESOLUTION NO. 8217

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves Revised Undertaking Request No. 84 from the Office of Emergency Management (OEMC) of the City of Chicago for the OEMC Camera Infrastructure Program Camera End of Life Replacement Phase

IV Enhancements Project for an estimated project budget of \$3,798,006 to complete the delivery of the original undertaking request of \$2,500,000 that was approved in May 2015.

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:

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

Commissioners voting in the negative:

None

There being no further business to come before the Board during the Regular Meeting, the meeting was adjourned at 3:15 p.m.

Secretary

APPROVED:

Public Building Commission of Chicago
 Proposed Amendment Report to the Administrative Operations Committee
 July 2, 2015

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Current Agreement/Fee	Amount of the Proposed Amendment	Revised Agreement Included Proposed Amendments	Consultant's Revised Agreement/Fee as a % of the Current Cost of Construction
1	Edgewater Branch Library	Lohan Anderson	PS1862 AM-10	Architect of Record	This amendment is for additional design and engineering services associated with the installation of laminated glass in Meeting Room 202 per revised owner requirements as well as additional design services for revised lighting in the stairwell to accommodate public art lighting. The services included in this amendment were not included in the original scope of services.	\$7,782,538.19	\$1,299,893.00	\$27,000.00	\$1,326,893.00	17.05%
2	Lindblom Math and Science Academy Parking Lot	Infrastructure Engineering (MBE)	PS2043 AM-01	Engineer of Record	This amendment is for additional design fee required for a change in scope to reduce the size of the parking lot project. The services included in this amendment were not included in the original scope of services.	\$760,690.00	\$78,803.32	\$9,470.00	\$88,273.32	11.60%
3	Edwards Elementary School Annex	Berglund Construction	PS2036 AM-01	Construction Manager at Risk	This amendment establishes a Project Guaranteed Maximum Price (GMP) of \$17,136,130.00 for the construction of the Annex and a Not-to-Exceed Budget of \$1,400,000.00 for Summer 2015 renovations to the existing school. The services included in this amendment were not included in the original scope of services.	N/A	\$7,639,197.00	\$10,896,933.00	\$18,536,130.00	N/A
4	Edwards Elementary School Annex	STL Architects, Inc. (MBE)	PS2039 AM-02	Architect of Record	This amendment is for design and engineering services in the Not-to-Exceed amount of \$650,000 required for masonry and structural repairs to the existing school. The services included in this amendment were not included in the original scope of services.	\$17,500,000.00	\$1,519,190.00	\$650,000.00	\$2,169,190.00	12.40%
5	Program Wide	Ardmore Consulting (MBE)	PS1994A AM-02	Project Development Services	This amendment is to increase the maximum compensation of the consultant's term agreement by \$1,500,000 and exercise a one year time extension through November 30, 2016. The services included in this amendment are an extension of those included in the original scope of services.	N/A	\$2,500,000.00	\$1,500,000.00	\$4,000,000.00	N/A

Public Building Commission of Chicago
Proposed Amendment Report to the Administrative Operations Committee
July 2, 2015

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Current Agreement/Fee	Amount of the Proposed Amendment	Revised Agreement Included Proposed Amendments	Consultant's Revised Agreement/Fee as a % of the Current Cost of Construction
6	Program Wide	Cotter Consulting (WBE)	PS1994B AM-02	Project Development Services	This amendment is to increase the maximum compensation of the consultant's term agreement by \$1,500,000 and exercise a one year time extension through November 30, 2016. The services included in this amendment are an extension of those included in the original scope of services.	N/A	\$2,500,000.00	\$1,500,000.00	\$4,000,000.00	N/A
7	Program Wide	Comprehensive Construction Consulting (MBE)	PS1994C AM-02	Project Development Services	This amendment is to increase the maximum compensation of the consultant's term agreement by \$1,500,000 and exercise a one year time extension through November 30, 2016. The services included in this amendment are an extension of those included in the original scope of services.	N/A	\$2,500,000.00	\$1,500,000.00	\$4,000,000.00	N/A
8	Program Wide	Rodriguez & Associates (MBE)	PS1994D AM-02	Project Development Services	This amendment is to increase the maximum compensation of the consultant's term agreement by \$1,500,000 and exercise a one year time extension through November 30, 2016. The services included in this amendment are an extension of those included in the original scope of services.	N/A	\$2,500,000.00	\$1,500,000.00	\$4,000,000.00	N/A
9	Program Wide	Vander-Wheele Group, Inc. (WBE)	---	Inspector General Engagement Agreement	This amendment extends the expiration of the term for the Inspector General from January 31, 2015 to February 28, 2015. Fees and expenses will be billed in accordance with the hourly rates established in the original engagement agreement. The scope of the services in the amendment are an extension	N/A	\$406,250.00	\$1,522.26	\$407,772.26	N/A

PUBLIC BUILDING COMMISSION OF CHICAGO

BOARD MEETING – July 14, 2015

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
July 14, 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 (Including Previously Approved Changes)	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE (Including Approved Current Proposed Change Orders)	APPROVED BOARD CHANGE ORDERS % (of Original Contract)
Construction								
Turf Field at National Teacher's Academy 2301 S. Federal Street Project Manager: Jennifer Valentin	C1558	Kee Construction, Inc.	\$3,149,570.00	\$147,272.83	\$3,296,842.83	\$17,649.00	\$3,314,491.83	5.24%
Closeout								
Jones College Prep Replacement High School 700 S. State Street Project Manager: Ryan Forristall	C1528	Rausch Construction Company	\$1,499,700.00	\$567,385.00	\$2,067,085.00	\$396,023.73	\$2,463,108.73	64.24%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Turf Field at National Teacher's Academy

2301 S. Federal Street

July 14, 2015

Kee Construction, LLC

11002 S. Whipple

Chicago, IL 60655

CO NUM	BULL NUM	CONTRACT NUMBER 1558 ORIGINAL CONTRACT AWARD VALUE BOARD APPROVED CHANGE ORDERS	\$3,149,570.00 \$147,272.83
CURRENT CONTRACT VALUE			\$3,296,842.83
003	1558-008	Provide asphalt at edge of Dearborn Street from 23 rd Street to 24 th Street in lieu of topsoil and sod. Client Directed Change	\$14,310.00
003	1558-009	Provide day and night shift security services at project site from June 27, 2015 through June 29, 2015. Other.	\$3,339.00

TOTAL CHANGE \$17,649.00

ADJUSTED CONTRACT VALUE AFTER APPROVED CHANGES \$3,314,491.83

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

Jones College Prep Replacement High School

Site Preparation – Caissons

700 S. State Street

July 14, 2015

Rausch Construction Company

2171 South Thirteenth Avenue

Broadview, IL 60144

CHNG	BULL	CONTRACT NUMBER 1528	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,499,700.00
NUM		APPROVED CHANGE ORDERS	\$567,385.00
ADJUSTED CONTRACT PRICE TO DATE			\$2,067,085.00
005	1528-2AR	Settlement associated with claim for additional labor for caisson installation. Other.	\$396,023.73

TOTAL CHANGE ADDITION	\$396,023.73
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$2,463,108.73

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1528 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

JULY 2015						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project No.	Project Name	Service	Type	M/WBE	Firm	Total Term Commitment To-Date
	Mt. Greenwood ES Modular	Environmental	D		AMEC Foster Wheeler	\$ 34,996.00 \$ 1,207,289.11
	Chicago Vocational Career Academy	Environmental Reno/Demo	C		Terracon Consultants	\$ 3,541.00 \$ 562,487.50
	Chicago Vocational Career Academy	Environmental Reno/Demo	C		Terracon Consultants	\$ 11,245.00 \$ 562,487.80
	Chicago Vocational Career Academy	Material Testing	A	MBE	GSG Material Testing	\$ 89,355.00 \$ 1,985,945.84
	2015 CPS AC Program	Environmental Reno/Demo	D	MBE	GSG Consultants, Inc.	\$ 52,800.00 \$ 3,443,658.32
	2015 CPS AC Program	Environmental Reno/Demo	D		ATC Group Services, Inc.	\$ 55,400.00 \$ 134,681.15
	2015 CPS AC Program	Environmental Reno/Demo	D	WBE	Carrow, Conibear & Associates, Ltd.	\$ 48,400.00 \$ 2,326,147.84

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