

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON JANUARY 12, 2016

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 January 12, 2016 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Martin Cabrera, Jr.
Frank S. Clark
Jose G. Maldonado, Jr.
Arnold L. Randall
Samuel Wm. Sax
Mariyana Spyropoulos
Albert D. Tyson III

Also present were:

Felicia S. Davis

G. Alfero	M. Harte	L. Neal
J. Beatty	C. Harvey	K. Pensack
D. Bernstein	V. Hightower	A. Quathamor
G. Blakemore	G. Johnson	E. Reid
B. Campney	A. Joseph	K. Robinson
N. Canelis	M. Keys	V. Robinson
N. Cole	L. Hinshaw-Klann	J. Rodriguez
A. Del Muro	K. LaJeune	R. Ruiz
R. DeVaughn	T. Later	E. Ryan
P. Doyle	J. Layne	S. Spector
M. Fernandez	L. Lypson	P. Spieles
B. Fisksmith	A. Marti	M. Sullivan
L. Tomas-Foster	G. Marquisos	T. Foucher-Weekley
A. Fredd	C. McClenahan	A. Wiggins
K. Galvin	M. McGleam	J. Williams
L. Giderof	P. Montenegro	R. Williams
		MP. Witry

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

The next item on the agenda for the board meeting was to conduct a public participation period pursuant to Section 2.06(g) of the Open Meetings Act. George Blakemore and Kathryn Pensack had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. Kathryn Pensack provided comments regarding the expenditure of tax funds on various facilities and the cost of construction of the Albany Park Library and other public improvement projects. George Blakemore provided comments regarding the Chicago Police Department and an incident involving alleged abuse by police and the need to protect vendors and their merchandise.

At the conclusion of the public participation period, Chairman Emanuel reconvened the meeting and presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on December 8, 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 December 8, 2015 meeting were unanimously approved.

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

1. **Reports of Chief Operating Officer Lori A. Lypson.** The AO Committee accepted the report by the Chief Operating Officer regarding Task Orders issued to the following Specialty Consultants:

- **Environmental A, B and C:** Malcolm X Demolition, GSG Consultants, Inc.
- **Material Testing:** Dunne ES Technology (Vertical), Flood Testing Laboratories, Inc.
- **Surveying:** Southeast Area ES, TECMA Associates, Inc.

Also discussed was the proposed appointment of A Safe Haven Foundation to provide Comprehensive Landscaping Services, which was deferred at the December 8, 2015 board meeting.

2. Reports by Chief Development Officer Paul Spieles: The AO Committee accepted the report by the Chief Development Officer regarding a change order for the Chinatown Branch Library to Wight & Company in the sum of \$28,636.46 to furnish and install walk pads at the perimeter of the green roof as well as a change to the originally specified floor sealer. The change order also revised the substantial completion date to August 25, 2015.

The AO Committee was also advised that nine field orders were issued involving the following projects: Edison Elementary School Annex; Payton College Prep High School; Lincoln ES Annex; and Edwards ES Annex and Renovation.

3. Report by Legal Counsel. Legal Counsel provided a report regarding a proposed amendment of the Public Building Commission Remedial Program for Utilization of Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) and Economically Disadvantaged Firms (previously approved February 1992, October 2004 and October 2009). The proposed amendment would extend PBC's current program so that it is consistent with that adopted by the City of Chicago.

The report of the AO Committee was accepted.

Following consideration of the AO Committee report and upon motion duly made and seconded, the following Resolution was adopted by the Board of Commissioners:

RESOLUTION NO. 8261

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the Executive Director is hereby authorized to issue Change Orders to various contracts for the projects as indicated on the document entitled, "Summary of Proposed Change Orders" and attached to the minutes of this meeting as **Exhibit "A"**.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Frank S. Clark, Jose G. Maldonado, Jr.,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos and Albert D. Tyson III - 8

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. The Executive Director advised the Commissioners regarding the following events and awards: Dunne Technology Academy Ribbon Cutting Event held on December 1, 2015; Chinatown Branch Library Midwest Building of the Year award by The Architect's Newspaper on December 14, 2015; and issuance by the Government Finance Officers Association of the Certificate of Achievement for Excellence in Financial Reporting for the Public Building Commission's Comprehensive Annual Financial Report for the 2014 Fiscal Year. The Executive Director's report also included a summary of 2015 Economic Impact/Job Creation Statistics which concluded that, as a result of PBC initiatives, 3,754 people earned over \$32 million in total wages with benefits working on PBC projects completed in 2015. Her report also included a summary of pending and prospective projects to be undertaken by PBC including the CPS Air Conditioning Program, CPS Air Conditioning and Local Area Network Upgrades and Chicago Public Library Early Childhood Learning spaces at various locations. Finally, the Executive Director's report included a summary of the status of each of the pending PBC projects

The Executive Director's reports were accepted.

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 three items included on the Notice of Task Orders issued to Specialty Consultants against term contracts since the previous board meeting. The report was accepted and a copy of this report is attached hereto as **Exhibit "B"**.

Next, the Board of Commissioners was presented with consideration of approval of an extension of the Public Building Commission's Remedial Program for Utilization of Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) and Economically

Disadvantaged Firms (previously approved February 1992, October 2004 and October 2009).

The Executive Director advised the Commissioners that PBC's current MBE/WBE Program

expires on 12/31/15. The PBC MBE/WBE program relied upon data presented in the City of

Chicago's Blanchflower Report in determining that there is a compelling interest and continuing

need to remedy discrimination against MBE and WBE firms in the award of construction

contracts by the PBC. The City's MBE/WBE Ordinance also has a December 31, 2015 sunset

provision. The City has introduced an Ordinance to extend its MBE/WBE program to

December, 2020 based upon new data and reports prepared by Dr. Blanchflower and others.

Consideration of the Ordinance was deferred until March 2016 at which time it is anticipated that

the City will adopt appropriate findings based upon the Blanchflower Report. Therefore, it will

be necessary for the PBC to extend the sunset date for its MBE/WBE program until such time as

the City Council amends the City's MBE/WBE program. Upon motion duly made and

seconded, the following resolution was adopted:

RESOLUTION NO. 8262

BE IT HEREBY RESOLVED by the Board of Commissioners that the Public Building Commission's Remedial Program for Utilization of Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) and Economically Disadvantaged Firms is hereby extended until a reasonable time after the reports and data prepared on behalf of the City of Chicago have been reviewed and analyzed and the City of Chicago has approved an ordinance amending the City's MBE/WBE Program.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Frank S. Clark, Jose G. Maldonado, Jr.,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos and Albert D. Tyson III - 8

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a request from the Board of Education to convey property located at 5200 North Ashland Avenue (former Trumbull Elementary School) to Svigos Asset Management, Inc. pursuant to Board Report No. 15-0929-OP1, adopted on September 29, 2015 for the sum of \$5,250,000. The property is being sold “as is, where is” subject to the restrictive covenant to be included in the quit claim deed. The Chicago Public Schools has determined that the property is no longer needed for school purposes. On motion duly and made, the following resolution was adopted:

RESOLUTION NO. 8263

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the request from the Chicago Board of Education for the Public Building Commission to transfer title to the following-described property located at 5200 North Ashland Avenue (former Trumbull Elementary School) to Svigos Asset Management, Inc., is hereby approved:

LEGAL DESCRIPTION:

THE EAST 9.2 FEET OF LOT 1, ALL OF LOTS 2 TO 22, INCLUSIVE, AND VACATED ALLEYS IN B.R. DEYOUNG’S SUBDIVISION OF THE SOUTH ½ OF LOTS 36, 37, 38 AND 39, THE EAST 95.04 FEET OF THE NORTH ½ OF LOTS 39 AND ALL OF LOT 40 IN MOUNT PLEASANT, A SUBDIVISION IN THE SOUTH ½ OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE 10 FT. STRIP ON ASHLAND AVE. TAKEN FOR STREET, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-07-230-014

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, a quit claim deed and such documents as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
 Frank S. Clark, Jose G. Maldonado, Jr.,
 Arnold L. Randall, Samuel Wm. Sax,
 Mariyana Spyropoulos and Albert D. Tyson III - 8

Commissioners voting in the negative:

None

Next, the Board of Commissioners convened an Executive Session for the purpose of discussing undertaking requests from the Office of Emergency Management and Communications (OEMC) 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. 8264

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 by the Office of Emergency Management and Communications for the OEMC Camera Infrastructure Program under Section 2 (c) (8) of the Open Meetings Act.

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
Frank S. Clark, Jose G. Maldonado, Jr.,
Arnold L. Randall, Samuel Wm. Sax,
Mariyana Spyropoulos and Albert D. Tyson III - 8

Commissioners voting in the negative:

None

Following the Executive Session, the meeting was reconvened and the following resolutions were adopted upon motions duly made and seconded:

RESOLUTION NO. 8265

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the following Undertaking Requests from the Office of Emergency Management and Communications and the Office of Budget and Management for the amounts set forth opposite each of the respective projects:

<u>Undertaking Request</u>	<u>Amount</u>
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Number 89	\$ 120,000
Number 93	120,000
Number 94	3,429,550
Number 98	336,259
Number 99	140,000
Number 101	750,000

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

Commissioners voting in the affirmative:

Rahm Emanuel, Martin Cabrera, Jr.,
 Frank S. Clark, Jose G. Maldonado, Jr.,
 Arnold L. Randall, Samuel Wm. Sax,
 Mariyana Spyropoulos and Albert D. Tyson III - 8

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

REGULAR BOARD MEETING – JANUARY 12, 2016

CHANGE ORDERS

"EXHIBIT A"

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
January 12, 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)
Closeout								
Chinatown Branch Library 2100 S. Wentworth Project Manager: Ryan Forristall	PS1953	Wight & Company	\$10,000,000.00	\$770,822.00	\$10,770,822.00	\$28,636.46	\$10,799,458.46	7.99%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Chinatown Branch Library

2100 S. Wentworth

January 12, 2016

Wight & Company

211 N. Clinton Street, Suite 300N

Chicago, IL 60661

CHNG	BULL	CONTRACT NUMBER PS1953	
ORDR	NUM	ORIGINAL CONTRACT VALUE (GMP)	\$10,000,000.00
NUM		APPROVED CHANGES	\$770,822.00
ADJUSTED CONTRACT VALUE (GMP)			\$10,770,822.00
005	PS1953-011	Furnish and install walk pads at perimeter of roof. Client Directed Change	\$11,050.00
005	PS1953-029	Furnish and install Never Strip floor sealer in lieu of specified floor sealer Revised Substantial Completion Date: August 25, 2015. Client Directed Change	\$17,586.46

TOTAL CHANGE \$28,636.46

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$10,799,458.46

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. PS1953 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 Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

JANUARY 2016							
TASK ORDERS AWARDED AGAINST TERM CONTRACTS							
Project No.	Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Malcolm X Demolition							
		Environmental - Category A, B, C	D	MBE	GSG Consultants, Inc.	\$ 50,000.00	\$ 863,483.15
Dunne Elementary School Technology Academy Modernization- Vertical Building							
		Material Testing	A	WBE	Flood Testing Laboratories, Inc.	\$ 52,167.90	\$ 525,722.21
Southeast Area Elementary School							
		Surveying	A	MBE	TECMA Associates Inc.	\$ 800.00	\$ 18,900.00

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 - Relation
RMW - MWBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Order
AT - Amendment to Task Order
A - Additional Services