

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON MARCH 8, 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 March 8, 2016 at 2:30 P.M.

The following Commissioners were present:

Rahm Emanuel, Chairman
Martin Cabrera, Jr.
Frank S. Clark **
Thomas J. Kotel
Jose G. Maldonado, Jr.
Toni Preckwinkle **
Arnold L. Randall
Jesse H. Ruiz
Samuel Wm. Sax
Mariyana Spyropoulos
Albert D. Tyson III

** Arrived during Item A4.

Also present were:

Felicia S. Davis

G. Blakemore	V. Hightower	K. Purcell
N. Carellis	F. Hudson	A. Quathamor
N. Cole	J. Jack	B. Roberts
A. Del Muro	G. Johnson	K. Robinson
R. DeVaughn	A. Joseph	J. Rodriguez
P. Doyle	M. Keyes	E. Ryan
K. Dwyer	T. Later	V. Sapozhnikov
Q. Edward	K. LeJeun	B. Fisk-Smith
M. Fernandez	L. Lypson	K. Smith
D.. Flanagan	A. Maniscalco	J. Sublett
A. Fredd	G. Marquisos	B. Thomas
K. Galvan	P. Montenegro	D. Trevino
L. Giderof	K. Newman	D. Triblett
R. Giderof	K. Penton	K. Washington
M. Harte	H. Perez	T. Foucher-Weekley
C. Harvey	N. Perez	A. Wiggins

J. Helmbold
L. Hiffman
MP. Witry

J. Pierzyk
B. Pirok

R. Willow
J. Zito

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

Following the roll call, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. George Blakemore, Kenneth Newman and Kathryn Pensack had each 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 a request for proposals by the Public Building Commission for cost estimating services and the amount of public funds expended by the Public Building Commission for the construction of schools and libraries. Kenneth Newman provided comments regarding the need to construct athletic facilities on property to be transferred from the Chicago Public Schools to the City of Chicago. George Blakemore was not present during the public comment period.

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 February 9, 2016. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the February 9, 2016 meeting were unanimously approved.

Next, Commissioner Maldonado presented the report of the Administrative Operations (AO) Committee meeting held on February 25, 2016, which is summarized as follows:

1. Report by the Executive Director. The Executive Director presented the 2015 Public Building Commission Year in Review report which included a summary highlighting the various initiatives and projects during 2015. As a result of Commission projects, 3,754 people earned over \$32 million and 1,463 of individuals employed were residents of the community

areas where the projects were located. In addition the Commission hosted a series of meetings and participated in a number of community-based events and job fairs and established a strong network with partners who assisted the Commission in reaching out to connect with communities. The Executive Director and her staff were commended for the design and presentation of the 2015 Year in Review, and the Executive Director's report was accepted.

2. Report by the Chief Operating Officer. The AO Committee was advised regarding the status of the selection process for the appointment of firms to serve as Architect of Record for the Chicago Public Library Early Learning Educational Investment Program.

3. Reports by the PBC Comptroller. The AO Committee accepted the report by the PBC Comptroller regarding the unaudited 4th Quarter 2015 PBC Administrative Budget and Richard J. Daley Center Budget prepared by the Property Manager MB Real Estate. The AO Committee was advised the 2015 Administrative Budget actual expenses are lower than the approved 2015 budget due to cost savings efforts throughout the year, pending 2015 audit. The impact of higher than budgeted expenditures in the areas of Legal Fees, Inspector General Legal Fees and Office and Administrative Expenses was mitigated by other areas with lower actual expenditures. The AO Committee was also advised that the reported Daley Center 2015 expenses were under the 2015 budget. The impact of unfavorable variances in the areas of General Building Repair and Maintenance and Security, Fire and Life Safety were reduced by savings in other areas. The line items which ended the year with unfavorable variances were previously reported as part of the 3rd Quarter 2015 Report.

4. Report by the Director of Construction. The AO Committee was advised regarding the following change orders:

- **Payton College Prep HS Annex – Paschen/Milhouse,** Moisture mitigation required for the installation of solid vinyl flooring at classrooms, corridors and other spaces, in the amount of \$168,197. The substantial completion date is also revised to 3/3/16.
- **Lincoln Elementary School Annex – Blinderman-Meccor Joint Venture,** A net change order of \$34,364 due to the following items: design revisions to landscaping/playground scheme in the amount of \$37,253; structural revisions required for the new elevator resulting from a errors/omissions in the amount of \$56,617; closeout change orders for unused allowances included in the original bid, including a credit amount of (\$99,045) for unused site work allowance and a credit amount of (\$47,153) for unused camera equipment allowance, and abatement of lead based paint discovered on existing beams required for the installation of the new elevator in the amount of \$86,692.
- **2015 CPS Air Conditioner Project – Region A - Broadway Electric,** The PBC will assess liquidated damages associated with EEO goals and requirements, for a total deduction of (\$10,942.42). In this instance, the contractor did not meet the City Residency requirement of 50% of total worker hours, by attaining 36.8% in this category.
- **2015 CPS Air Conditioner Project – Region B - Broadway Electric,** The PBC will assess liquidated damages associated with EEO goals and requirements, for a total

deduction of (\$15,555.49). In this instance, the contractor did not meet the voluntary goal of 50% hiring of minority laborers. The contractor also did not meet the City's Residency requirement of 50% of total worker hours, by attaining 36.16% in this category.

- **2015 CPS Air Conditioner Project – Region C - Blinderman Construction**, The PBC will assess liquidated damages associated with EEO goals and requirements, for a total deduction of (\$6,278.86). In this instance the contractor did not meet the voluntary goal of 10% hiring of Female Apprentices. The contractor also did not meet the City Residency requirement of 50% total worker hours, by attaining 48.35% in this category
- The AO Committee was advised that 12 field orders were issued involving the following projects: Southwest Area School; Payton College Prep High School Annex; Lincoln Elementary School Annex; Cauty Elementary School Annex; and Edwards Elementary School Annex.

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. 8274

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, Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax, Mariyana Spyropoulos
and Albert D. Tyson III - 11

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. The Executive Director provided the

Commissioners with a narrative description of PBC's approach to assessing liquidate damages for not meeting voluntary EEO requirements and mandatory Chicago Residency and Community Hiring requirements. She advised the Commissioners regarding the commitment of 24% of the total dollar amount to be performed by minority business enterprises (MBE) and 4% of the total dollar amount to be performed by women business enterprises (WBE). Additionally, 50% of the total hours worked on a project must be performed by City residents and 7.5% of the total hours worked must be performed by residents of the communities immediately surrounding the projects. Additionally, voluntary bid incentives are provided during the bid process to promote the equal employment opportunity (EEO) goals include a credit of 50% of the total hours worked for minority laborers, apprentices and journey workers, and 10% of the total hours worked for female laborers, apprentices and journey workers. The voluntary incentives become obligatory and liquidated damages are assessed following the completion of the work if the contractor fails to meet the EEO goals for which the contractor received credit in the bid. The Executive Director also noted that the PBC and the City of Chicago were the only sister agencies that offered EEO bid incentives to contractors.

The Executive Director's report also included a summary of the 2015 Year in Review. PBC project completions during the year included the following: Wildwood World Magnet School Annex; Dunne Technology Academy Modernization; Chicago Children's Advocacy Center Addition; Oriole Park Elementary School Annex; Chicago Vocational Career Academy Renovation; Abraham Lincoln Elementary School Annex; Chinatown Branch Library; and CPS Air Conditioning Project in 35 facilities city-wide. As a result of projects completed in 2015, a total of \$143,343,824 has been paid to date with total program participation of 57.55% to MBE firms, 10.13% to WBE firms and 32.10% to non-MBE/WBE firms. For Professional Administrative Services Contracts, \$10,096,468 was paid including \$5,126,166.93 (50.77%) to

MBE firms, \$4,299,647.65 (42.59%) to non-MBE/WNBE firms and \$670,653.89 (6.64%) to WBE firms. Her report also included an update on the Chicago Public Library Early Learning Spaces project to be funded with a grant of \$2.5 million from the Chicago Public Library Foundation.

The Executive Director's reports were accepted.

The Board of Commissioners was next presented with a report regarding awards made for contracts of \$25,000 and under since the previous board meeting. There were three items included on the Notice of Awards report to the following firms: Silk Screen Express, Inc.; Computer Onsite; and Catalyst Consulting Group, Inc. The report was accepted and a copy of this report is attached hereto as **Exhibit "B"**.

The next item on the agenda was consideration of approval of a request from the Board of Education to transfer and convey property to the City of Chicago at the following locations: 3813 South Dearborn Street (former Attucks School); 9101 South Jeffrey Boulevard (former Davis Development School); 7530 South Shore Drive (former Powell Elementary School); and 1345 North Rockwell Avenue (former Von Humboldt Annex) pursuant to Board Report No. 16-0127-OP1, adopted on January 27, 2016. The property is being sold "as is, where is". The Chicago Public Schools has determined that the property is no longer needed for school use and property will be repurposed for use by the City of Chicago and the Chicago Park District. On motion duly and made, the following resolution was adopted:

RESOLUTION NO. 8275

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 to the City of Chicago is hereby approved:

Name of Facility:	Former Attucks
Property Address:	3813 S. Dearborn Street
Permanent Index Numbers:	17-33-421-047, 17-33-421-048

Legal Description:

PARCEL 1:

LOTS 1 TO 48, IN BLOCK 6 IN SCAMMONS SUBDIVISION OF BLOCK 32 OF THAT PART LYING EAST OF CHICAGO AND ROCK ISLAND AND PACIFIC RAILROAD OF BLOCK 31 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND VACATED ALLEY AND PART OF VACATED WEST 38TH STREET.

PARCEL 2:

VACATED NORTH AND SOUTH 16 FOOT ALLEY LYING WEST AND ADJOINING WEST LINE OF LOTS 1 TO 24 AND LYING EAST AND ADJOINING EAST LINE OF LOTS 25 TO 48 IN BLOCK 6 AFORESAID.

PARCEL 3:

THE SOUTH 33 FEET OF VACATED 38TH STREET NORTH AND ADJOINING PARCELS 1 AND 2 IN COOK COUNTY, ILLINOIS.

Name of Facility: Former Davis Developmental
Property Address: 9101 S. Jeffrey Boulevard
Permanent Index Numbers: 25-01-400-065, 25-01-400-064
Legal Description:

LOTS 38 TO 48, INCLUSIVE, IN BLOCK 8 IN SOUTH EAST GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Name of Facility: Former Powell
Property Address: 7530 S. South Shore Drive
Permanent Index Numbers: 21-30-201-020; -028 through -036; -048; -049.

Legal Description:

LOTS 60, 61, 64 AND 65 IN DIVISION 3 IN THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF SECTION OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST HALF OF THE SOUTH WEST QUARTER AND THE SOUTH EAST FRACTIONAL QUARTER OF

SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALL IN COOK COUNTY, ILLINOIS; ALSO,

THE SOUTH HALF OF LOT 65 (EXCEPT THE EAST 80 FEET OF THE SOUTH 25 FEET OF SAID LOT 65) IN DIVISION 1 OF 2WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST HALF OF THE SOUTH WEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALL IN COOK COUNTY, ILLINOIS.

Name of Facility: Former Von Humboldt CPC (Annex)
Property Address: 1345 N. Rockwell Street
Permanent Index Numbers: 16-01-218-003 through -008.
Legal Description:

LOTS 40 TO 46 IN BLOCK 4 IN WINSLOW AND JACOBSON SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax, Mariyana Spyropoulos
and Albert D. Tyson III - 11

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a request by the Chicago Public Schools to convey title to the property located at 2722 South King Drive (the former Drake Elementary School) to Local 134, of the International Brotherhood of Electrical Workers for the purchase price of \$1,500,000 pursuant to Board Report No. 16-

0224-OP1, approved February 24, 2016. The property is being sold “as is, where is” subject to a restrictive covenant limiting the use of the property as follows: (1) administrative offices and meeting space; (2) vocational/trades training and/or mentoring programs. In addition, portions of the property may be used for community programming and/or a credit union. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8276

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 Former Drake Elementary School Site located at 2722 S. King Drive, Chicago, Illinois, to Local 134, International Brotherhood of Electrical Workers, for the sum of \$1,500,000 is hereby approved:

Permanent Index Numbers: 17-27-307-013, 17-27-307-014, 17-27-307-015, 17-27-307-016, 17-27-307-017, 17-27-307-018, 17-27-307-050, 17-27-307-051, 17-27-307-077, 17-27-307-078, 17-27-307-079, 17-27-307-080, and part of PINs: 17-27-307-012 and 17-27-307-076 (to be divided at Purchaser’s expense).

Legal Description:

PARCEL 1:

THAT PART OF LOTS 2 THROUGH 6 BOTH INCLUSIVE, IN H. Mc AULEY’S SUBDIVISION OF BLOCK 84 IN CANAL TRUSTEE’S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF SOUTH SOUTH PARKWAY, AS WIDENED, BY CONDEMNATION PROCEEDINGS IN CIRCUIT COURT CASE NO. B 74323 C, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND IN THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF EAST 29TH STREET, SAID POINT BEING THE SOUTH WEST CORNER OF LOT 10 IN THE ASSESSOR’S DIVISION OF THE EAST HALF OF BLOCK 90 IN THE CANAL TRUSTEE’S SUBDIVISION OF THE WEST HALF OF SECTION 27 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SOUTH CALUMET AVENUE TO THE NORTH WEST CORNER OF LOT 16 IN BLOCK 1 IN LAFLIN AND SMITH’S SUBDIVISION OF BLOCK 85 IN CANAL TRUSTEE’S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION TO A POINT ON THE CENTER LINE OF THE VACATED 20 FOOT ALLEY IN SAID BLOCK 1; THENCE NORTH ALONG SAID

CENTER LINE TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 4.0 FEET OF LOT 7 IN BLOCK 1; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF SOUTH SOUTH PARKWAY AS WIDENED BY CONDEMNATION PROCEEDINGS IN CIRCUIT COURT CASE NO. B 74323 C; THENCE SOUTH ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF EAST 29TH STREET, BEING ALSO THE SOUTH LINE OF LOT 7 IN THE ASSESSOR'S DIVISION OF THE EAST HALF OF BLOCK 90 AFORESAID; THENCE WEST ALONG SAID NORTH LINE OF EAST 29TH STREET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 2 THROUGH 6, BOTH INCLUSIVE, 11 AND 12 IN H. Mc AULEY'S SUBDIVISION OF BLOCK 84 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF SOUTH SOUTH PARKWAY, AS WIDENED, BY CONDEMNATION PROCEEDINGS IN CIRCUIT COURT CASE NO. B 74323 C;

ALSO:

LOTS 1 THROUGH 7, INCLUSIVE, IN BURLEY'S SUBDIVISION OF LOTS 7, 8, 9 AND 10 IN H. Mc AULEY'S SUBDIVISION OF BLOCK 84 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

LOT 1 (EXCEPT THE NORTH 16 FEET THEREOF), AND LOTS 2 THROUGH 24, INCLUSIVE, IN BLOCK 1 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCK 84 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF SOUTH SOUTH PARKWAY, AS WIDENED, BY CONDEMNATION PROCEEDINGS IN CIRCUIT COURT CASE NO. B 74323 C;

ALSO:

LOTS 1 THROUGH 5, INCLUSIVE, AND LOT 7 LYING WEST OF THE WEST LINE OF SOUTH SOUTH PARKWAY, AS WIDENED, BY CONDEMNATION PROCEEDINGS IN CIRCUIT COURT CASE NO. B 74323 C, AND LOTS 8, 9, 10 AND 12 THROUGH 15, INCLUSIVE, (EXCEPT THOSE PARTS THEREOF OPENED AS PUBLIC ALLEY BY DOCUMENT RECORDED NOVEMBER 5, 1910 AS DOCUMENT NO. 4657500) IN ASSESSOR'S DIVISION OF THE EAST HALF OF BLOCK 90 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF LOT 11 AND 16 FEET SOUTH OF AND ADJACENT IN ASSESSOR'S DIVISION OF THE EAST HALF OF

BLOCK 90 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1878 AS DOCUMENT NO. 175731;

ALSO:

THOSE PARTS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN OPENED AND WIDENED FOR ALLEY BY ORDINANCE RECORDED NOVEMBER 5, 1910 AS DOCUMENT NO. 4657500, VACATED BY ORDINANCE RECORDED APRIL 14, 1961 AS DOCUMENT NO. 18135686 AND VACATED BY ORDINANCE RECORDED JANUARY 6, 1964 AS DOCUMENT NO. 19015198, BOUNDED ON THE WEST BY SOUTH CALUMET AVENUE, BOUNDED ON THE SOUTH BY EAST 29TH STREET, BOUNDED ON THE EAST BY THE WEST LINE OF SOUTH SOUTH PARKWAY, AS WIDENED, BY CONDEMNATION PROCEEDINGS IN CIRCUIT COURT CASE NO. B 74323 C, AND BOUNDED ON THE NORTH BY THE NORTH LINE AND THE WESTERLY EXTENSION THEREOF OF LOT 2 IN H. Mc AULEY'S SUBDIVISION, OPENED AND WIDENED FOR ALLEY BY ORDINANCE RECORDED NOVEMBER 5, 1910 AS DOCUMENT NO. 4657500, VACATED BY ORDINANCE RECORDED APRIL 14, 1961 AS DOCUMENT NO. 18135686 AND VACATED BY ORDINANCE RECORDED JANUARY 6, 1964 AS DOCUMENT NO. 19015198, ALL IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PRT OF PARCELS 1 THROUGH 3 ABOVE, INCLUSIVE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 IN H. Mc AULEY'S SUBDIVISION; THENCE NORTH 88 DEGREES 38 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12 A DISTANCE OF 178.32 FEET TO THE WEST LINE OF A PUBLIC ALLEY OPENED AND WIDENED BY ORDINANCE RECORDED NOVEMBER 5, 1910 AS DOCUMENT NO. 4657500; THENCE SOUTH 01 DEGREE 34 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 10.61 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN H. Mc AULEY'S SUBDIVISION; THENCE NORTH 88 DEGREES 30 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE AND THE WESTERLY EXTENSION THEREOF OF SAID LOT 2 A DISTANCE OF 65.87 FEET TO THE WEST LINE OF SOUTH SOUTH PARKWAY, AS WIDENED, BY CONDEMNATION PROCEEDINGS IN CIRCUIT COURT CASE NO. B 74323 C; THENCE SOUTH 01 DEGREE 35 MINUTES 24 SECONDS EAST ALONG SAID WEST LINE 115.44 FEET; THEN SOUTH 88 DEGREES 22 MINUTES 00 SECONDS WEST 112.54 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 15 SECONDS EAST 16.23 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 45 SECONDS WEST 13.49 FEET; THEN SOUTH 01 DEGREE 35 MINUTES 15 SECONDS EAST 4.99 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 45 SECONDS WEST 118.18 FEET TO THE EAST LINE OF SOUTH CALUMET AVENUE; THENCE NORTH 01 DEGREE 34 MINUTES 45 SECONDS WEST ALONG SAID EAST LINE 148.17 FEET TO THE PLACE OF BEGINNING.

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, Thomas J. Kotel,
 Jose G. Maldonado, Jr., Toni Preckwinkle,
 Arnold L. Randall, Jesse H. Ruiz,
 Samuel Wm. Sax, Mariyana Spyropoulos
 and Albert D. Tyson III - 11

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. 8277

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, Thomas J. Kotel,
 Jose G. Maldonado, Jr., Toni Preckwinkle,
 Arnold L. Randall, Jesse H. Ruiz,
 Samuel Wm. Sax, Mariyana Spyropoulos
 and Albert D. Tyson III - 11

Commissioners voting in the negative:

None

Following the Executive Session, the meeting was reconvened and the following resolution was adopted upon motion duly made and seconded:

RESOLUTION NO. 8278

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves Undertaking Request No. 106 from the Office of Emergency Management and Communications and the Office of Budget and Management for a project budget of \$213,320.

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, Thomas J. Kotel,
Jose G. Maldonado, Jr., Toni Preckwinkle,
Arnold L. Randall, Jesse H. Ruiz,
Samuel Wm. Sax, Mariyana Spyropoulos,
and Albert D. Tyson III - 11

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

PUBLIC BUILDING COMMISSION OF CHICAGO

REGULAR BOARD MEETING – MARCH 8, 2016

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
March 8, 2016

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								
Payton College Preparatory High School Annex 1034 N. Wells Project Manager: Mark Lindstrom	C1562	Paschen / Milhouse Joint Venture	\$13,462,000.00	\$0.00	\$13,462,000.00	\$168,197.00	\$13,630,197.00	1.25%
Closeout								
Lincoln Elementary School Annex 615 Kemper Place Project Manager: Andy Horn	C1561	Blinderman - Meccor Joint Venture	\$14,020,000.00	\$50,689.00	\$14,070,689.00	\$34,364.00	\$14,105,053.00	0.25%
2015 CPS Air Conditioner Project - Region A Multiple Locations Project Manager: Andy Quathamer	C1570A	Broadway Electric, Inc.	\$1,702,000.00	(\$18,551.15)	\$1,683,448.85	(\$10,942.42)	\$1,672,506.43	-0.64%
2015 CPS Air Conditioner Project - Region B Multiple Locations Project Manager: Andy Quathamer	C1570B	Broadway Electric, Inc.	\$1,357,800.00	(\$9,110.00)	\$1,348,690.00	(\$15,555.49)	\$1,333,134.51	-1.15%
2015 CPS Air Conditioner Project - Region C Multiple Locations Project Manager: Andy Quathamer	C1570C	Blinderman Construction Company, Inc.	\$1,797,631.00	(\$25,698.55)	\$1,771,932.45	(\$6,278.86)	\$1,765,653.59	-0.35%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Payton College Preparatory High School Annex

1034 N. Wells

March 8, 2016

Paschen / Milhouse Joint Venture

5515 N. East River Road

Chicago, IL 60656

CHNG	BULL	CONTRACT NUMBER C1562	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$13,462,000.00
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$13,462,000.00

001	1562-015	Provide moisture mitigation to allow for the installation of flooring at classrooms, corridors, and other spaces. Revised Substantial Completion Date: 3/3/16 Other.	\$168,197.00
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TOTAL CHANGE ADDITION \$168,197.00

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$13,630,197.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1562 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

Lincoln Elementary School Annex

615 Kemper Place

March 8, 2016

Blinderman – Meccor Joint Venture
224 N. DesPlaines Street, Suite 650
Chicago, IL 60661

CHNG	BULL	CONTRACT NUMBER C1561	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$14,020,000.00
NUM		APPROVED CHANGE ORDERS	\$50,689.00
ADJUSTED CONTRACT PRICE TO DATE			\$14,070,689.00
002	1561-014	Revisions to landscaping/playground scheme. Error or Omission	\$37,253.00
002	1561-043	Structural revisions required for the new elevator. Error or Omission	\$56,617.00
002	1561-066	Deduct unused site work allowance. Other	(\$99,045.00)
002	1561-067	Deduct unused camera equipment allowance. Other	(\$47,153.00)
002	1561-073	LBP Abatement on discovered existing beams required for the new elevator. Differing Site Conditions	\$86,692.00
TOTAL CHANGE ADDITION			\$34,364.00
ADJUSTED CONTRACT PRICE AFTER APPROVAL			\$14,105,053.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1561 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

2015 CPS Air Conditioner Project – Region A

Multiple Locations

March 8, 2016

Broadway Electric
831 Oakton Street
Elk Grove Village, Illinois 60607

CHNG	BULL	CONTRACT NUMBER 1570A	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,702,000.00
NUM		APPROVED CHANGE ORDERS	(\$18,551.15)
ADJUSTED CONTRACT PRICE TO DATE			\$1,683,448.85
002	1570A-012	Liquidated damages associated with EEO goals & requirements. Other.	(\$10,942.42)

TOTAL CHANGE ADDITION	(\$10,942.42)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$1,672,506.43

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1570A 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

Final Calculation

Project: CPS 2015 AC Project Region A
 Base Bid: \$1,702,000.00

Contract No: C1570A
 Data Date: 1/27/2016

Contractor: Broadway Electric, Inc.
 Adjusted Contract: \$1,683,448.85

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	6,523						
Minority		10	652	32.93	2,148	0	\$0.00
Female		0	0	9.23	602	0	\$0.00
Apprentice	569						
Minority		10	57	62.65	357	0	\$0.00
Female		0	0	0.00	0	0	\$0.00
Laborer	302						
Minority		50	151	135.43	409	0	\$0.00
Female		0	0	0.00	0	0	\$0.00
City Residency	7,613	50	3,807	36.80	2,802	13	\$10,942.42
Community Hiring	7,613	7.5	571	23.83	1,814	0.0	\$0.00

Total Liquidated Damages	\$10,942.42
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Journeyworkers: .0004 x base bid x shortfall points
 Apprentices: .0003 x base bid x shortfall points
 Laborers: .0001 x base bid x shortfall points
 City Residency & Community Hiring: .0005 x adjusted contract value x shortfall points

***All payrolls are final**

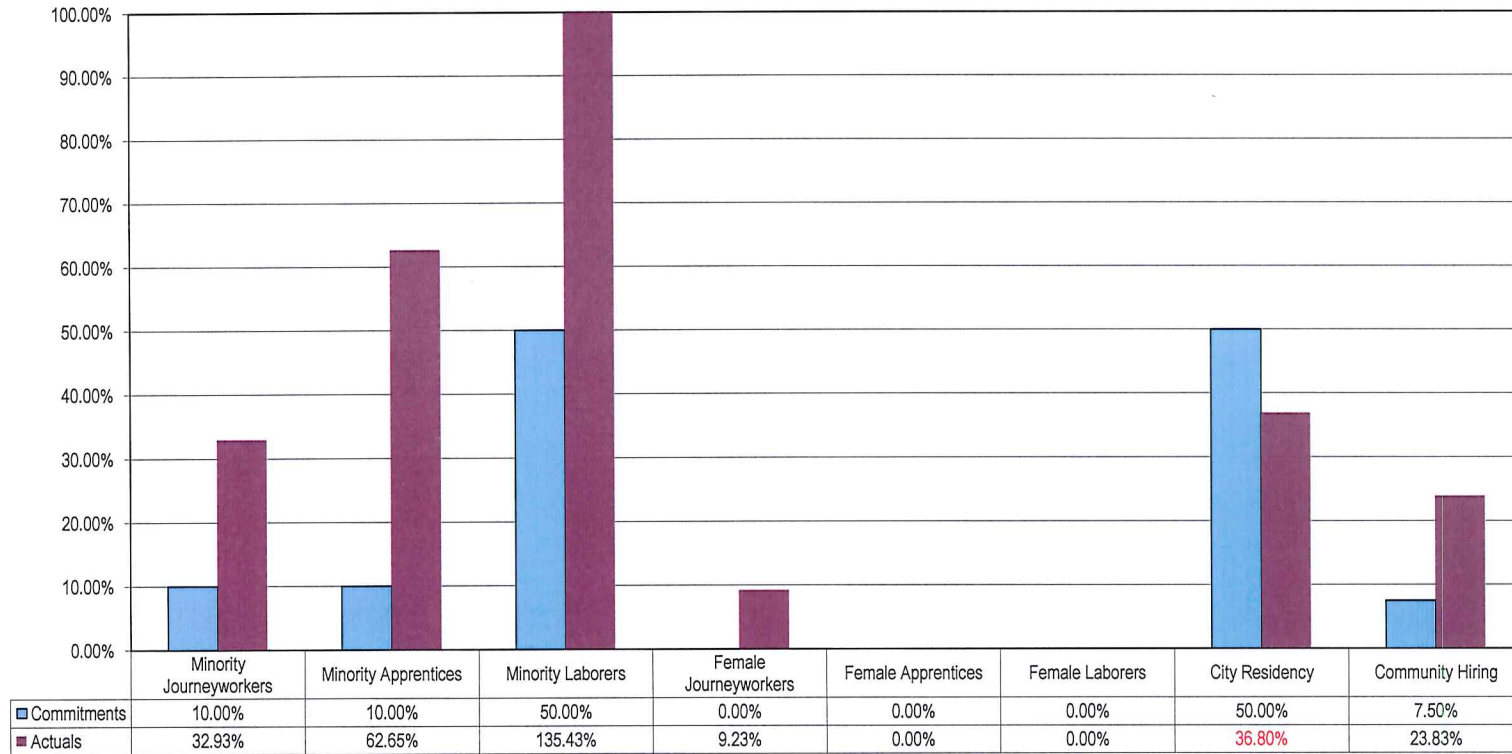
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Liquidated Damages Report - AO Committee 2/25/16

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbccchicago.com

Equal Employment Opportunity Report - Broadway Electric, Inc. (Region A)



PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

2015 CPS Air Conditioner Project – Region B

Multiple Locations

March 8, 2016

Broadway Electric
831 Oakton Street
Elk Grove Village, Illinois 60607

CHNG	BULL	CONTRACT NUMBER 1570B	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,357,800.00
NUM		APPROVED CHANGE ORDERS	(\$9,110.00)
ADJUSTED CONTRACT PRICE TO DATE			\$1,348,690.00
002	1570B-009	Liquidated damages associated with EEO goals & requirements. Other.	(\$15,555.49)

TOTAL CHANGE ADDITION	(\$15,555.49)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$1,333,134.51

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1570B 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

Final Calculation

Project: CPS 2015 AC Project Region B
 Base Bid: \$1,357,800.00

Contract No: C1570B
 Data Date: 1/27/2016

Contractor: Broadway Electric, Inc.
 Adjusted Contract: \$1,348,690.00

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	4,760						
Minority		10	476	37.83	1,801	0	\$0.00
Female		0	0	1.43	68	0	\$0.00
Apprentice	87						
Minority		10	9	50.57	44	0	\$0.00
Female		0	0	0.00	0	0	\$0.00
Laborer	173						
Minority		50	87	0.00	0	50	\$6,789.00
Female		0	0	0.00	0	0	\$0.00
City Residency	5,080	50	2,540	36.16	1,837	13	\$8,766.49
Community Hiring	5,080	7.5	381	9.90	503	0.0	\$0.00

Total Liquidated Damages	\$15,555.49
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Journeyworkers: .0004 x base bid x shortfall points
 Apprentices: .0003 x base bid x shortfall points
 Laborers: .0001 x base bid x shortfall points
 City Residency & Community Hiring: .0005 x adjusted contract value x shortfall points

***All payrolls are final**

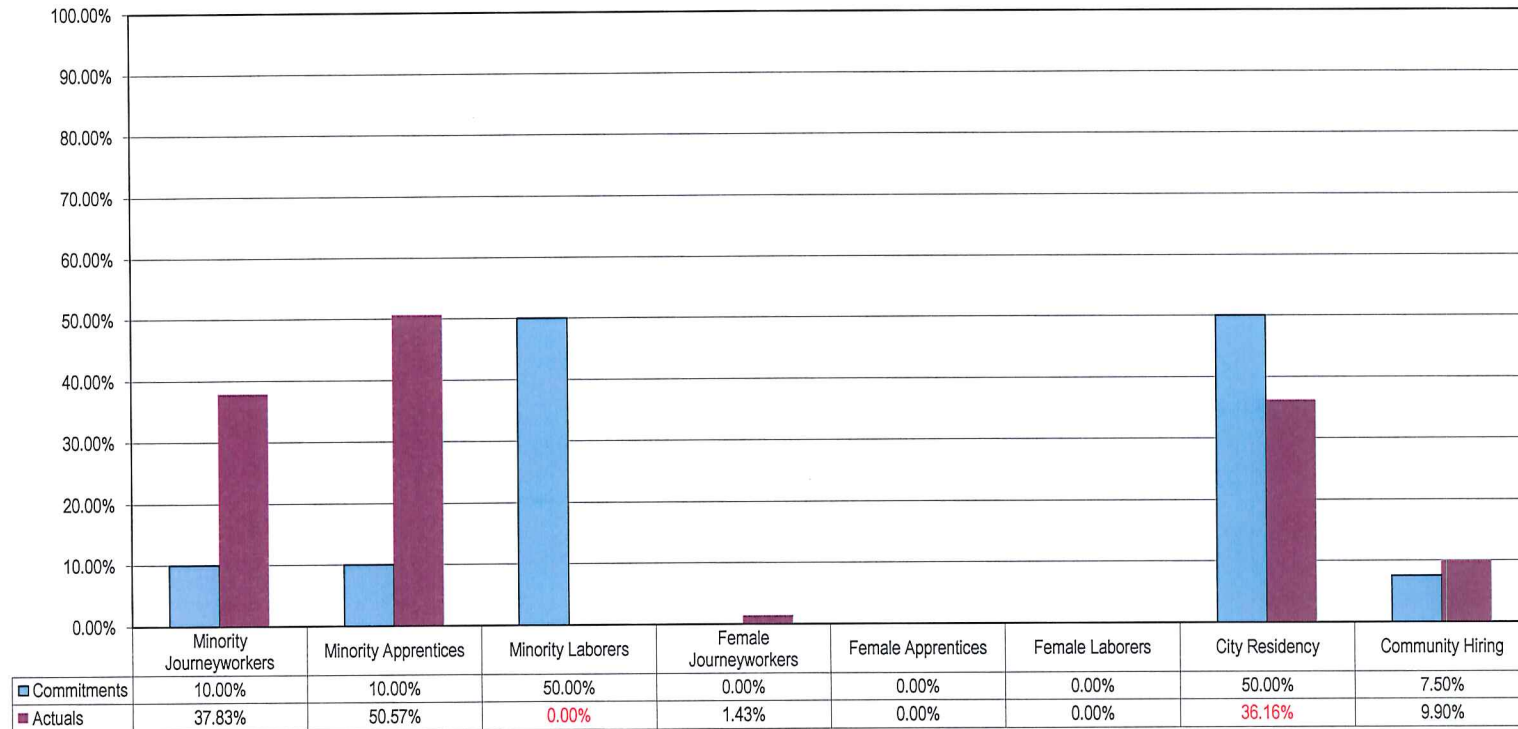
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Liquidated Damages Report - AO Committee 2/25/16

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Equal Employment Opportunity Report - Broadway Electric, Inc. (Region B)



PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

2015 CPS Air Conditioner Project – Region C

Multiple Locations

March 8, 2016

Blinderman Construction

224 North DesPlaines Street, Suite 650

Chicago, Illinois 60661

CHNG	BULL	CONTRACT NUMBER 1570C	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$1,797,631.00
NUM		APPROVED CHANGE ORDERS	(\$25,698.55)
ADJUSTED CONTRACT PRICE TO DATE			\$1,771,932.45
002	1570C-010	Liquidated damages associated with EEO goals & requirements. Other.	(\$6,278.86)

TOTAL CHANGE ADDITION	(\$6,278.86)
ADJUSTED CONTRACT PRICE AFTER APPROVAL	\$1,765,653.59

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1570C 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

Final Calculation

Project: CPS 2015 AC Project Region C
 Base Bid: \$1,797,631.00

Contract No: C1570C
 Data Date: 1/27/2016

Contractor: Blinderman Construction
 Adjusted Contract: \$1,771,932.44

	Total Hours	Goal %	Goal Hours	Actual %	Actual Hours	Shortfall	Liquidated Damages
Journeyworkers	7,017						
Minority		10	702	48.65	3,414	0	\$0.00
Female		0	0	2.39	168	0	\$0.00
Apprentice	1,377						
Minority		50	689	54.03	744	0	\$0.00
Female		10	138	0.00	0	10	\$5,392.89
Laborer	8						
Minority		50	4	100.00	8	0	\$0.00
Female		0	0	0.00	0	0	\$0.00
City Residency	8,402	50	4,201	48.35	4,062	1	\$885.97
Community Hiring	8,402	7.5	630	19.46	1,635	0.0	\$0.00

Total Liquidated Damages	\$6,278.86
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Journeyworkers: .0004 x base bid x shortfall points
 Apprentices: .0003 x base bid x shortfall points
 Laborers: .0001 x base bid x shortfall points
 City Residency & Community Hiring: .0005 x adjusted contract value x shortfall points

***All payrolls are final**

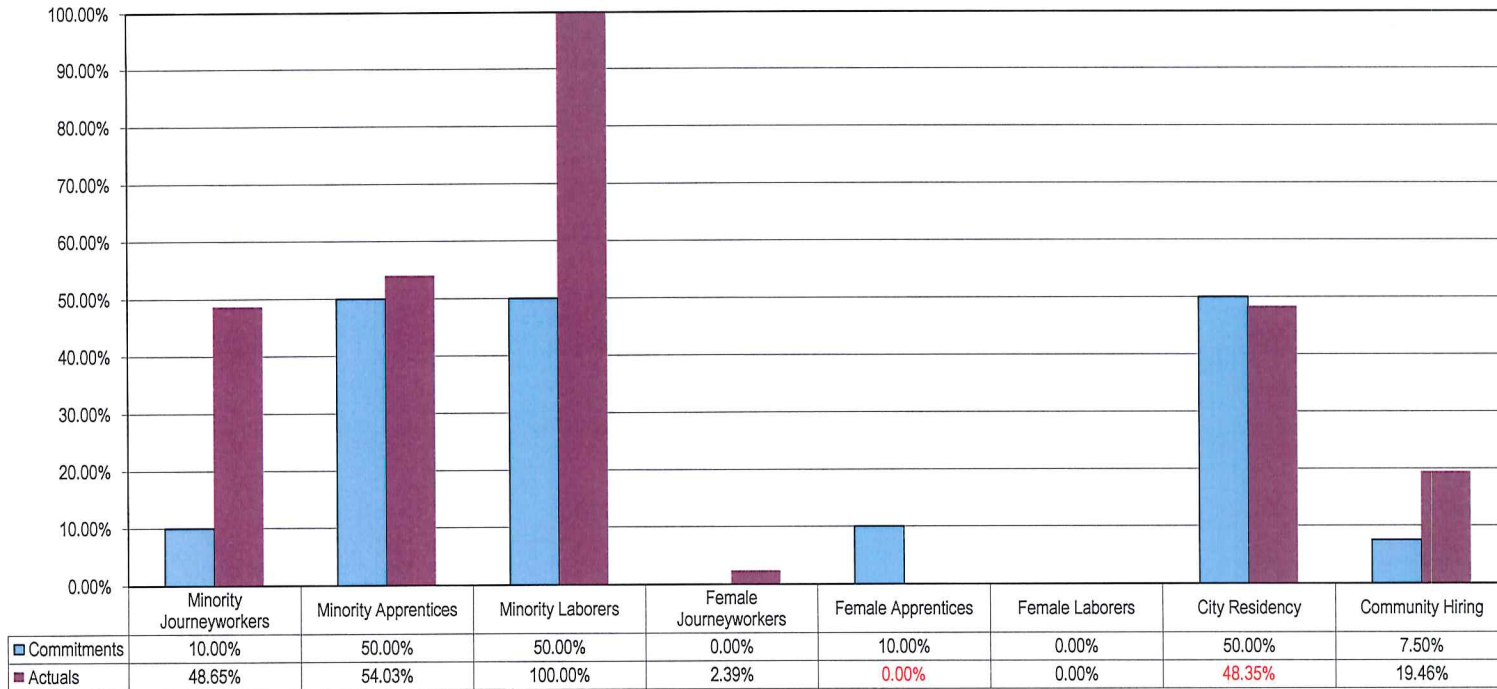
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Liquidated Damages Report - AO Committee 2/25/16

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Equal Employment Opportunity Report - Blinderman Construction (Region C)





UNDER \$25,000 CONTRACTS

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MARCH 2016				
UNDER \$25,000.00 CONTRACTS				
Project No.	Project Name	Service	Firm	Award Amount
PS2059		Silk Screen for Promotional Items	Silk Screen Express, Inc.	\$ 25,000.00
PS2071		Work Station, hardware and software support	Computer Onsite	\$ 24,800.00
PS2072		Website application support and maintenance	Catalyst Consulting Group, Inc.	\$ 24,500.00