

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

The following Commissioners were present:

Rahm Emanuel  
Martin Cabrera, Jr.  
Frank M. Clark  
Thomas J. Kotel  
Jose G. Maldonado, Jr.  
Arnold L. Randall \*\*  
Jesse H. Ruiz \*  
Samuel Wm. Sax – 8

\* Arrived during Item A3 on the Agenda

\*\* Arrived during Item A4 on the Agenda

Also present were:

Felicia S. Davis

J. Beatty	A. Joseph	J. Pietrzyk
G. Blakemore	G. Kisielewki	K. Purcell
D. Bryant	K. LaJeune	F. Rico
A. Del Muro	T. Later	K. Robinson
R. DeVaughn	L. Lypson	V. Robinson
Q. Edwards	C. McClenahan	J. Rodriguez
K. Ellis	L. McGuire	I. Sampson
D. Flanagan	A. Maniscaleo	B. Scanlan
A. Fredd	A. Marti	B. Fisk-Smith
K. Galvin	P. Montenegro	K. Smith
S. Gaum	L. Neal	D. Trevino
L. Giderof	B. Newmark	D. Weaver
R. Giderof	K. Newman	A. Wiggins
G. Grabowski	B. Payne	R. Williams
J. Helmbold	E. Penney	M. Witry
Ge. Johnson	N. Perez	J. Epplin-Zapf
Gi. Johnson	D. Peteet	B. Zater

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. Kenneth Newman and George Blakemore 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. Kenneth Newman provided comments regarding the need for athletic facilities of the Chicago Public Schools and the Chicago Park District to be repaired on an expedited basis, and the potential use of increased funds obtained by the Chicago Treasurer's Office for the construction of additional athletic facilities. Following Item A7 on the Agenda of the Regular Meeting, George Blakemore provided comments acknowledging the willingness of the Public Building Commission to allow him to speak during the public participation period, the financial crisis facing governmental bodies and the need to improve the public agencies and eliminate corruption.

Next, Chairman Emanuel presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on October 4, 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 October 4, 2016 meeting were unanimously approved.

Next was the administration of the oath of office to Rahm Emanuel, appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2021. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8331**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Rahm Emanuel, appointee of the City of Chicago, as a board member of the Public Building Commission for a term ending on September 30, 2021.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Arnold L. Randall,  
Jesse H. Ruiz and Samuel Wm. Sax - 8

**Commissioners voting in the negative:**

None

Next was the administration of the oath of office to Samuel Wm. Sax, appointee of the City of Chicago, as a Commissioner of the Public Building Commission for a term ending on September 30, 2021. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8332**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission does hereby accept the appointment of Samuel Wm. Sax, appointee of the City of Chicago, as a board member of the Public Building Commission for a term ending on September 30, 2021.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Arnold L. Randall,  
Jesse H. Ruiz and Samuel Wm. Sax - 8

**Commissioners voting in the negative:**

None

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on November 1, 2016 summarized as follows: The AO Committee accepted the following recommendations and reports from the Director of Procurement:

- A report on the bid opening for Contract No. 1575 for the Thomas Hughes Children’s Library renovation project at the Harold Washington Library Center recommending Path Construction as the general contractor for the project.

- A specialty consultant task order issued to ECS Midwest, LLC for geotechnical services at the Daley College Advanced Manufacturing Center Project in the sum of \$42,201.00.
- A specialty consultant task order issued to GSG Consultants, Inc. for environmental renovation and demolition services at the CPL Early Learning Educational Investments Projects in the sum of \$14,371.20.
- A specialty consultant task order issued to Accurate/GSG Consultants JV, for environmental services at the Lincoln Elementary School Annex Project in the sum of \$4,916.00.
- A summary of the foregoing Specialty Consultant Task Orders is attached hereto as **Exhibit A**.
- The AO Committee also heard and accepted the following recommendation from the Managing Architect:
- A recommendation to approve an amendment to the Architect of Record agreement with the DLR Group in the sum of \$44,700.00. The amendment represents design and engineering services required for additional work, including exterior security lighting, door replacement and decommissioning at the existing Anthony Wing at the Chicago Vocational Career Academy.

The AO Committee also accepted the following recommendations and reports by the Director of Construction:

- A recommendation to approve a change order for the Underground Low Voltage Service North Fiber Extension Project along the lakefront. The change includes a credit in the sum of (4,317.00) to deduct unused contingency.

Finally, the AO Committee was advised that 14 field orders were approved and issued involving four projects.

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

**RESOLUTION NO. 8333**

**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 services agreement for the project and services as indicated on the document entitled, "Proposed Amendment Report to the Administrative Operations Committee" and attached to the minutes of this meeting as **Exhibit B**.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
 Frank M. Clark, Thomas J. Kotel,  
 Jose G. Maldonado, Arnold L. Randall,  
 Jesse H. Ruiz and Samuel Wm. Sax - 8

**Commissioners voting in the negative:**

None

**RESOLUTION NO. 8334**

**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 construction contracts for the projects and services as indicated on the document entitled, "Proposed Change Order Report to the Administrative Operations Committee" and attached to the minutes of this meeting as **Exhibit C**.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
 Frank M. Clark, Thomas J. Kotel,  
 Jose G. Maldonado, Arnold L. Randall,  
 Jesse H. Ruiz and Samuel Wm. Sax - 8

**Commissioners voting in the negative:**

None

Next, the Executive Director provided a Notice of Awards report of Contracts \$25,000 and under. She advised the Commissioners that there were three contracts under \$25,000 that had been awarded since the prior report. The report was accepted and a copy of this report is attached hereto as **Exhibit D**.

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 initiatives undertaken during 2016 to provide contracting opportunities and create jobs in the construction industry, including: pre-qualification of 25 licensed general contractors, classes B through E, and the award the PBC's first contract to a "B" contractor to serve as prime contractor for the Wildwood World Magnet School; extensive outreach and

receipt of 49 proposals from firms to provide engineering services for projects to be developed by the Commission in the near future; and revision of M/WBE special conditions for construction contracts by increasing the MBE participation goals from 24% to 26%, and WBE participation goals from 4% to 6% in accordance with the Mayor's efforts to increase opportunities for minorities and females in City-funded construction projects.

She also advised the Commissioners that on November 3, 2016 the Public Building Commission hosted a workshop entitled, "Responding to a PBC Invitation for Bid" for all Class B through E pre-qualified general contractors. In other developments, the Executive Director reported to the Commissioners that she attended the Urban Land Institute's Fall Meeting from October 24-27, 2016. Finally, the Commissioners were advised that the Commission received the Association of Licensed Architects' Award of Merit in recognition of superior achievement and professional design excellence for the Chicago Children's Advocacy Center Addition. Thereupon the Executive Director's Report was accepted.

Next, the Board of Commissioners was presented with consideration of approval to award Contract No. C1575 to Path Construction Company, Inc. for the Harold Washington Library Center's Thomas Hughes Children's Library Renovation Project located at 400 South State Street. Ten responsive bids were received as a result of the bid solicitation from duly pre-qualified general contractors deemed eligible to bid as a result of the contractor capacity-building initiative of the Public Building Commission. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8335**

**WHEREAS**, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. C1575, Harold Washington Library Center's Thomas Hughes Children's Library Renovation Project located at 400 South State Street, copies of which bids and contract documents are on file with the Commission:

<b><u>BIDDER</u></b>	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA</u></b>
Path Construction Company, Inc. 125 E. Algonquin Road Arlington Heights, IL 60005	\$1,671,000.00	\$1,568,233.50
Tyler Lane Construction, Inc. 999 East Touhy Avenue, Suite 450 Des Plaines, Illinois 60018	\$1,694,272.00	\$1,627,010.00
Burling Builders, Inc. 44 West 60 <sup>th</sup> Street Chicago, Illinois 60621	\$1,801,500.00	\$1,718,631.00
Friedler Construction Co. 1001 North Milwaukee Avenue, Suite 402 Chicago, Illinois 66042	\$1,838,800.00	\$1,749,802.00
Powers and Sons Construction Company, Inc. 5040 South State Street Chicago, Illinois 60609	\$1,867,000.00	\$1,775,143.60
Blinderman Construction Co., Inc. 224 North DesPlaines Street, Suite 650 Chicago, Illinois 60661	\$1,902,780.00	\$1,840,368.68
Poulos, Inc. 735 South Laramie Avenue Chicago, Illinois 60644	\$1,894,000.00	\$1,858,961.00
K.R. Miller contractors, Inc. 1624 Colonial Parkway Inverness, Illinois 60067	\$1,975,000.00	\$1,859,463.00
Robe, Inc. 6150 North Northwest Highway Chicago, Illinois 60631	\$2,129,734.37	\$2,129,734.37
Old Veteran Construction, Inc. 10942 South Halsted Street Chicago, Illinois 60628	\$2,422,518.00	\$2,335,307.35

**WHEREAS**, the bid of Path Construction Company, 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, Path Construction Company, 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 Liberty Mutual Insurance, 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. C1575 be awarded to Path Construction Company, Inc. and Liberty Mutual Insurance, 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 Path Construction Company, Inc. Contract No. C1575, Harold Washington Library Center’s Thomas Hughes Children’s Library Renovation Project, pursuant to the terms thereof for the total contract price of \$1,671,000.00 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. C1575, subject to the completion and delivery to the Commission of said form of bond by Path Construction Company, Inc. and Liberty Mutual Insurance, as surety, in the principal amount of \$1,671,000.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

**Commissioners voting in the affirmative:**

Rahm Emanuel, Martin Cabrera Jr.,  
Frank M. Clark, Thomas J. Kotel,  
Jose G. Maldonado, Arnold L. Randall,  
Jesse H. Ruiz and Samuel Wm. Sax - 8

**Commissioners voting in the negative:**

None

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

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Secretary

APPROVED:

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Chairman





# 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 | pbccchicago.com

November 2016						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Daley College Advanced Manufacturing Center	Geotechnical	LP		ECS Midwest, LLC	\$ 42,201.00	\$ 42,201.00
CPL Early Learning Educational Investments	Environmental Reno/Demo	R	MBE	GSG Consultants, Inc.	\$ 14,371.20	\$ 14,371.20
Lincoln ES Annex	Environmental	C	MBE	Accurate/GSG Consultants JV	\$ 4,916.00	\$ 226,421.48

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 Task Orders
AT - Amendment to Task Order
A - Additional Services
LP - Lowest Proposal

Public Building Commission of Chicago  
 Proposed Amendment Report to the Administrative Operations Committee  
 November 1, 2016

Amendment	Project	Consultant	Agreement No.	Service	Reason for the Proposed Amendment	Current Agreement / Fee	Amount of the Proposed Amendment	Revised Agreement Including Proposed Amendments
1	Chicago Vocational Career Academy Renovation	DLR Group	PS1934 AM002	Architect of Record	This amendment represents design and engineering services required for additional client directed scope, including exterior lighting, engine test lab door replacement, and Anthony Wing decommissioning.  The scope of services in this amendment were not included in the original agreement.	\$5,504,461.00	\$44,700.00	\$5,549,161.00

***PUBLIC BUILDING COMMISSION OF CHICAGO***

***REGULAR BOARD MEETING – November 8, 2016***

**CHANGE ORDERS**

PUBLIC BUILDING COMMISSION  
SUMMARY OF PROPOSED CHANGE ORDERS  
FOR PBC BOARD MEETING  
November 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 CHANGES % (of Original Contract)
<b>Closeout</b>								
Underground Low Voltage Services - Lakefront North Fiber Extension Fullerton to Addison Project Manager: John Pietryzk	C1572	John Burns Construction Company	\$488,950.00	\$0.00	\$488,950.00	(\$4,317.65)	\$484,632.35	-0.88%
Chinatown Branch Library 2100 S. Wentworth Project Manager: Ryan Forristall	PS1953	Wight & Company	\$10,000,000.00	\$794,584.74	\$10,794,584.74	\$63,896.87	\$10,858,481.61	0.64%

# PUBLIC BUILDING COMMISSION OF CHICAGO

## CHANGE ORDER

Underground Low Voltage Services – Lakefront North Fiber Extension

Fullerton to Addison

November 8, 2016

### John Burns Construction Company

17601 Southwest Highway

Orland Park, IL 60467

CHNG	BULL	<b>CONTRACT NUMBER 1572</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$488,950.00
NUM		APPROVED CHANGE ORDERS	\$0.00
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$488,950.00</b>
001	1572-003	Deduct unused commission contingency. Other.	(\$4,317.65)

TOTAL CHANGE ADDITION	(\$4,317.65)
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>	<b>\$484,632.35</b>

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. 1572 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

Chinatown Branch Library

2100 S. Wentworth

November 8, 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		\$794,584.74
<b>ADJUSTED CONTRACT VALUE (GMP)</b>				<b>\$10,794,584.74</b>
006	PS1953-019	FF&E coordination and management. Other.		\$15,649.00
006	PS1953-022	Furnish and install vinyl graphic signage at community room. Other.		\$1,802.00
006	PS1953-028	Provide and install projector screen mounting brackets, power and data at community room and monitors at children's area and circulation area. Other.		\$5,724.00
006	PS1953-031	Furnish and install guardrail at chiller well roof opening. Other.		\$13,680.36
006	PS1953-036	Provide and install security equipment and programming at children's area and mechanical room. Other.		\$27,819.70
006	PS1953-045	Deduct unused commission's contingency. Other.		(\$778.19)
<b>TOTAL CHANGE</b>				<b>\$63,896.87</b>
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>				<b>\$10,858,481.61</b>

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 \_\_\_\_\_



# UNDER \$25,000 CONTRACTS

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November 2016				
UNDER \$25,000.00 CONTRACTS				
Project No.	Project Name	Service	Firm	Award Amount
PS2027		Monitor, Software and Accessories	Dell, Inc.	\$ 11,900.66
PS2081		CPS Video Production Services	Schodorf Productions	\$ 15,000.00
PS2082		Televised & Report Services	Harrington Site Services Company	\$ 5,750.00