

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD ON SEPTEMBER 12, 2017

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 September 12, 2017 at 2:30 P.M.

The following Commissioners were present:

Frank M. Clark
Thomas J. Kotel
Jose G. Maldonado, Jr.
Arnold Randall
Jesse H. Ruiz
Samuel Wm. Sax
Mariyana Spyropoulos - 7

Also present was:
Carina E. Sánchez

A. Aleksandrova	A. Joseph	A. Quathamer
J. Barges	R. Krause	F. Rico
G. Blakemore	K. LaJeune	K. Robinson
J. Borkman	L. Lindsey	J. Rodriguez
R. DeVaughn	L. Lypson	N. Siddiqui
P. Doyle	L. McGuire	E. Fisk-Smith
A. Fredd	A. Maloney	K. Smith
S. Garth	A. Marti	D. Truite
L. Giderof	L. Neal	T. Foucher-Weekley
R. Giderof	E. O'Keefe	A. Wiggins
P. Hernandez	B. Payne	M. Witry
Ge. Johnson	N. Perez	
Gi. Johnson	K. Purcell	

In the absence of the Chairman Rahm Emanuel, the meeting was called to order by Commissioner Sax as 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 and Steven A. Garth, Sr. had previously

registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. George Blakemore provided comments regarding the negative effects of illegal immigrants on the availability of jobs for African Americans and the need to provide jobs and contracts for African Americans on public construction projects. Commissioners Clark, Ruiz and Sax responded that they did not agree with the comments provided by Blakemore. Steven A. Garth, Sr. provided background information regarding his company, which recently completed was its largest contract for Public Building Commission (the Jones High School Project). He also commended the Public Building Commission for its use of African American-owned companies in constructing various projects.

Next, Acting Chairman Sax presented to the Board of Commissioners for consideration of approval the minutes of the meeting held on August 8, 2017. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the August 8, 2017 meeting were unanimously approved.

The next item on the agenda was consideration of approval of a Resolution commending the service of Thomas J. Kotel as a Commissioner of the Public Building Commission of Chicago. Commissioner Sax commended Commissioner Kotel for his extensive knowledge of the construction industry and invaluable contributions to the Public Building Commission. The following resolution was read into the record by the Executive Director:

RESOLUTION NO. 8400

WHEREAS, on November 13, 2012, Thomas J. Kotel was appointed as a Commissioner of the Public Building Commission of Chicago with the advice and consent of City Council and has distinguished himself as a member of the Board during his tenure; and

WHEREAS, in addition to his volunteer service to the PBC Board, Thomas J. Kotel is the Recording Secretary of the Pipefitters Associations, Local 597, the largest Pipefitters Local Union in the United States and Canada; and

WHEREAS, Mr. Kotel has demonstrated an unwavering commitment to serving communities across Chicago. He is a native Chicagoan, born and raised on the city's south side, where he still resides. As a Chicagoan and longtime member of the Pipefitters Local 597, Mr. Kotel's dual passions are improving the City of Chicago and strengthening the ties between organized labor, its management partners, and their users; and

WHEREAS, Mr. Kotel has served on the Boards of Trustees of multiple benefit plans covering Local 597 Pipefitters, overseeing invested assets in excess of \$2 billion. In addition to his work as a trustee on those plans, he serves as an Officer or Delegate to numerous labor organizations. Mr. Kotel is a Delegate and Committee member of the Illinois State Pipe Trades Association Finance Committee and serves as Local 597's Delegate to the Chicago and Cook County Building Trades Council. He also serves as a Delegate and C.O.P.E. Representative for the Chicago Federation of Labor and has served as a Delegate numerous times at the United Association Convention. He has also served on the Healthcare Labor Management Committee for the Metropolitan Water Reclamation District of Greater Chicago; and

WHEREAS, Mr. Kotel has made invaluable contributions to the Public Building Commission to facilitate its mission of providing sustainable facilities to improve the quality of life for the residents of the City of Chicago. Through his knowledge and experience in the construction industry, he has provided leadership to the Commission in regards to labor, workforce programs, and union issues:

NOW, THEREFORE, BE IT RESOLVED that Thomas J. Kotel is hereby commended by the Chairman, members of the Board of Commissioners and the Executive Director of the Commission for his leadership and dedicated service to the Public Building Commission and the citizens of the City of Chicago and Cook County.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to present an appropriate copy of this resolution to Thomas J. Kotel, commemorating his outstanding service as Commissioner of the Public Building Commission of Chicago.

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
Jose Maldonado, Jr., Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

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 August 31, 2017 which is summarized as follows:

The Executive Director provided a report on four bid openings for school projects and also provided an update regarding the roll out of the expanded use of the Richard J. Daley Center Plaza to include private and commercial events.

The Director of Procurement reported on the following specialty consultant task order awards:

- A task order award issued to Carlson Environmental, Inc. in the sum of \$92,123.72 for environmental engineering services for the Esmond Elementary School Annex.
- Task order awards to Tetra Tech, Inc. in the sum of \$77,332.00 for environmental engineering services and to Carnow, Conibear & Associates, a WBE firm, in the sum of \$81,198.00 for environmental renovation and demolition services at the Ebinger Elementary School Annex.

Task orders awards for environmental renovation/demolition services as follows;

- GSG Consultants, Inc., a MBE firm, in the sum of \$11,911.20 for the Jamieson Elementary School Annex and \$83,720.00 for the Mt. Greenwood Elementary School Annex.
- Accurate Environmental Solutions/GSG Consultants JV, a MBE firm, in the sum of \$83,720.00 for the Prussing Elementary School Annex.
- Task order awards issued to Environmental Design International, Inc., a MBE firm, for surveyor services in the sum of \$27,965.00 and to SEECO Consultants, Inc. for geotechnical services in the sum of \$35,623.00 for the South Side High School.

The Chief Development Officer provided a recommendation to approve deductive close out change orders for five projects as follows:

- Bell Elementary School for a credit of (\$19,339.82) for unused Commission's contingency.
- Jamieson Elementary School for a credit of (\$53,644.00) for unused camera equipment allowance.

- Chicago Vocational Career Academy Exterior Lighting and Decommissioning Project for a total credit of (\$148,378.68) for unused Commission's environmental allowance and contingency.
- Walter Payton College Prep for a credit of (\$283,083.00) for unused Commission's contingency.
- Southeast Area Elementary School for a total credit of (\$454,117.00) for unused site work and camera equipment allowance.

The Chief Development Officer also reported that five field orders were approved and issued on two projects.

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Order Report is attached hereto as Exhibit A.

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. 8401

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 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 B**.

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
Jose Maldonado, Jr., Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Executive Director regarding regular reports, development status and other matters. She advised the Commissioners that the use of the Richard J. Daley Center has been expanded to include private and commercial activities and

events and provided the Commissioners with a brochure regarding such uses. Commissioner Sax abstained from participating in any matters regarding the Richard J. Daley Center.

At the conclusion of the discussion, the report by the Executive Director was accepted.

The next item on the agenda was consideration of approval of Undertaking Requests from the Board of Education for the Emiliano Zapata Academy Annex (“Zapata”) located at 2728 South Kostner Avenue and the Sheridan Elementary School Annex (“Sheridan”) located at 533 West 27th Street. The Executive Director advised the Commissioners that the Partial Undertaking Request for Zapata to approve funding authority in the amount of \$18,000,000.00 was subsequently amended by the Chicago Board of Education (“Board”) by Board Report No. 17-0828-RS7 at its August 2017 board meeting to the amount of \$22,000,000.00. The Board also approved by Board Report No. 17-0828-RS8 an increase in the funding authority for Sheridan from \$5,000,000 to \$8,700,000.00. Accordingly, the Board has requested approval of Undertaking Requests to the revised amounts as indicated above. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8402

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the revised Undertaking Request from the Board of Education for the Emiliano Zapata Academy Annex (“Zapata”) located at 2728 South Kostner Avenue in the amount of \$22,000,000.00 is hereby approved.

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the revised Undertaking Request from the Board of Education for the Sheridan Elementary School Annex (“Sheridan”) located at 533 West 27th Street in the amount of \$8,700,000.00 is hereby approved.

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

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
 Jose Maldonado, Jr., Arnold Randall,
 Jesse H. Ruiz, Samuel Wm. Sax
 and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to award Contract No. C1580 to F.H. Paschen, S.N. Nielsen & Associates, LLC for construction of the Emiliano Zapata Academy Annex Project 2728 South Kostner Avenue. Six (6) responsive bids were received from duly pre-qualified Class A general contractors deemed eligible to bid as a result of the bid solicitation. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8403

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. 1580, Emiliano Zapata Academy Annex Project located at 2728 South Kostner Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID (plus Alternate #1)</u>	<u>AWARD CRITERIA</u>
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$15,972,000.00	\$15,133,470.00
Sollitt/Sachi Joint Venture	\$16,299,000.00	\$15,405,814.80
Path Construction Company, Inc.	\$16,748,000.00	\$15,609,136.00
K.R. Miller Contractors, Inc.	\$17,217,000.00	\$16,459,452.00
Blinderman Construction Company, Inc.	\$17,315,000.00	\$16,509,852.50
Tyler Lane Construction, Inc.	\$18,633,653.00	\$17,558,492.00

WHEREAS, the bid of F.H. Paschen, S.N. Nielsen & Associates, LLC 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, F.H. Paschen, S.N. Nielsen & Associates, LLC 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 Continental Casualty 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. 1580 be awarded to F.H. Paschen, S.N. Nielsen & Associates, LLC and Continental Casualty 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 F.H. Paschen, S.N. Nielsen & Associates, LLC, Contract No. 1580, Emiliano Zapata Academy Annex Project at 2728 South Kostner Avenue, pursuant to the terms thereof for the total contract price of \$15,972,000.00 (inclusive of Alternate #1 – Turf Field) 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. 1580, subject to the completion and delivery to the Commission of said form of bond by F.H. Paschen, S.N. Nielsen & Associates, LLC and Continental Casualty Company, as surety, in the principal amount of \$15,972,000.00 (inclusive of Alternate # 1 – Turf Field), and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
Jose Maldonado, Jr., Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to award Contract No. C1581 to Path Construction Company, Inc. for construction of the Sheridan Elementary School Annex Project located at 533 West 27th Street. Four (4) responsive bids were received from duly pre-qualified Class A general contractors deemed eligible to bid as a result of

the bid solicitation. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8404

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1581, Sheridan Elementary School Annex Project located at 533 West 27th Street, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u> <u>Plus</u> <u>Alternates</u> <u>1 and 2</u>	<u>AWARD CRITERIA</u>
Path Construction Company, Inc.	\$6,371,000.00	\$5,937,772.00
K.R. Miller Contractors, Inc.	\$7,364,000.00	\$6,914,796.00
Sollitt/Sachi Joint Venture	\$7,330,000.00	\$7,391,464.00
Friedler Construction Company	\$7,378,926.00	\$7,105,906.70

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 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. 1581 be awarded to Path Construction Company, Inc. and 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 Path Construction Company, Inc., Contract No. 1581, Sheridan Elementary School Annex Project at 533 West 27th Street, pursuant to the terms thereof for the total contract price of \$6,371,000.00 (inclusive of Alternate #1 – Telescoping Stand/Bleachers and Alternate # 2 – Scoreboard and Wiring) 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. 1581, subject to the completion and delivery to the Commission of said form of bond by Path Construction Company and Liberty Mutual Insurance Company, as surety, in the principal amount of \$6,371,000.00 (inclusive of Alternate # 1 – Telescoping Stand/Bleachers and Alternate # 2 – Scoreboard and Wiring), and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
Jose Maldonado, Jr., Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to award Contract No. C1585 to Friedler Construction Company for construction of the Ebinger Elementary School Annex – Site Preparation Project located at 7350 West Pratt Avenue. Five (5) responsive bids were received from duly pre-qualified Class A, B and C general contractors deemed eligible to bid as a result of the bid solicitation. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8405

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A, B and C general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1585, Ebinger Elementary School Annex – Site Preparation Project located at 7350 West Pratt Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA</u>
Friedler Construction Company	\$1,294,800.00	\$1,243,008.00
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$1,343,000.00	\$1,272,492.50
K.R. Miller Contractors, Inc.	\$1,407,000.00	\$1,380,970.50
Poulos, Inc.	\$1,420,000.00	\$1,413,610.00
CCCJV	\$2,177,930.00	\$1,969,525.62

WHEREAS, the bid of Friedler Construction Company 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, Friedler Construction Company 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 Travelers Casualty and Surety Company of America, 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. 1585 be awarded to Friedler Construction Company and 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 Friedler Construction Company, Contract No. 1585, Ebinger Elementary School Annex – Site Preparation Project at 7350 West Pratt Avenue, pursuant to the terms thereof for the total contract price of \$1,294,800.00 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. 1585, subject to the completion and delivery to the Commission of said form of bond by Friedler Construction Company and Travelers Casualty and Surety Company of America, as surety, in the principal amount of \$1,294,800.00, and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
Jose Maldonado, Jr., Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

Next, the Board of Commissioners was presented with consideration of approval to award Contract No. C1584 to CCJV for construction of the Mt. Greenwood Elementary School Annex Site Preparation Project located at 10841 South Homan Avenue. Nine (9) responsive bids

were received from duly pre-qualified Class A general contractors deemed eligible to bid as a result of the bid solicitation. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8406

WHEREAS, pursuant to bid solicitations from duly pre-qualified Class A, B and C general construction firms, the Public Building Commission of Chicago received the following base bids for Contract No. 1584, Mt. Greenwood Elementary School Annex-Site Preparation Project located at 10841 S. Homan Avenue, copies of which bids and contract documents are on file with the Commission:

<u>BIDDER</u>	<u>BASE BID</u>	<u>AWARD CRITERIA</u>
CCCJV	\$1,070,866.00	\$1,070,886.00
Friedler Construction Company	\$1,162,800.00	\$1,116,288.00
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$1,210,000.00	\$1,146,475.00
McDonagh Demolition, Inc.	\$1,249,365.00	\$1,169,405.64
K.R. Miller Contractors, Inc.	\$1,227,000.00	\$1,186,509.00
John Burns Construction	\$1,247,000.00	\$1,202,108.00
Poulos, Inc.	\$1,254,330.00	\$1,254,330.00
Kee Construction, LLC	\$1,345,000.00	\$1,277,750.00
Aldridge Electric, Inc.	\$1,458,450.00	\$1,393,548.98

WHEREAS, the bid of CCCJV 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, CCCJV 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. 1584 be awarded to CCCJV and 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 CCCJV, Contract No. 1584, Mt. Greenwood Elementary School Annex-Site Preparation Project at 10841 S. Homan Avenue, pursuant to the terms thereof for the total contract price of \$1,070,886.00 (inclusive of contingency and allowance) 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. 1584, subject to the completion and delivery to the Commission of said form of bond by CCCJV and Liberty Mutual Insurance Company, as surety, in the principal amount of \$1,070,886.00 (inclusive of contingency and allowance), and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
 Jose Maldonado, Jr., Arnold Randall,
 Jesse H. Ruiz, Samuel Wm. Sax
 and Mariyana Spyropoulos - 7

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 transfer and convey property located at two former school sites to designated grantees as identified and approved in the corresponding Board Reports, namely:

Former School Name	Address	Successful Bidder	Sale Price
Woods Community Academy (Board Report No. 17-0828-OP4)	6206 S. Racine	Greater Southwest Development Corporation	\$90,000.00
Paderewski (Board Report No. 17-0828-OP3)	2221 S. Lawndale	MR Properties LLC	\$50,000.00

According to the corresponding Board Reports, the property is no longer needed for school use and is being sold “as is, where is”. The respective quit claim deeds will include restrictive covenants as set forth in the respective Board Reports. On motion duly and made, the following resolution was adopted:

RESOLUTION NO. 8407

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 designated grantee as approved by the Chicago Board of Education is hereby approved:

Name of Facility:	Former Woods Community Academy
Property Address:	6206 S. Racine
Permanent Index Numbers:	20-17-332-001, 20-17-332-002, 20-17-332-003, 20-17-332-004, 20-17-332-005, 20-17-332-006, 20-17-332-007, 20-17-332-009, 20-17-332-010, 20-17-332-018, 20-17-332-019, 20-17-332-021, 20-17-332-022, 20-17-332-023, 20-17-332-024, 20-17-332-025, 20-17-332-026, 20-17-332-027, 20-17-332-039, 20-17-332-040, 20-17-332-041, 20-17-332-042
Grantee:	Greater Southwest Development Corporation
Purchase Price:	\$90,000.00
Board Report	17-0828-OP4
Legal Description:	<p>LOTS 11 TO 22, BOTH INCLUSIVE, AND VACATED ALLEY IN R.H. DOCKRILL'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH 14.23322 CHAINS OF THE EAST 10.466 CHAINS OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,</p> <p>LOTS 1 TO 6, BOTH INCLUSIVE, ALL OFLOTS 21, 22 AND 23, AND VACATED ALLEY IN BLOCK 1 IN SPRINGER'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTH 14.3322 CHAINS OF THE EAST 10.466 CHAINS OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN</p>

COOK COUNTY ILLINOIS (EXCEPT THE SOUTH 16 FEET OF LOT 21 OPENED/DEDICATED FOR PUBLIC ALLEY)

Name of Facility: Former Paderewski School
Property Address: 1241 W. 58th Street
Permanent Index Numbers: 16-26-105-081, 16-26-105-082, 16-26-105-083 and 16-26-106-010
Grantee: MR Properties LLC
Purchase Price: \$50,000.00
Board Report: 17-0828-OP3

Legal Description: PARCEL 1:

LOTS 19 TO 25, INCLUSIVE, IN BLOCK 1 OF THE SUBDIVISION OF LOT 2 IN CHAS. C. MOWRY'S SUBDIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER IN SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

PARCEL 2:

LOTS 1 TO 4, INCLUSIVE, IN KESLER AND HAIRS SUBDIVISION OF THAT PART OF BLOCK 3 IN CHAS. C. MOWRY'S SUBDIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER IN SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAIL ROAD; ALL IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 3:

PART OF LOT 6 (EXCEPT THE EAST 8 FEET THEREOF AND THAT PRT OPENED FOR ALLEY), ALL OF LOTS 7

TO 11, BOTH INCLUSIVE AND ALL OF LOT A IN BLOCK 7 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND VACATED ALLEY.

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

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
Jose Maldonado, Jr., Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

Finally, the Board of Commissioners was presented with consideration of approval of a Project Undertaking Request from the City Colleges of Chicago for the Richard J. Daley College Engineering and Advanced Manufacturing Center Project located at 4101 West 76th Street. A Partial Undertaking Request in the amount of \$7,000,000.00 was approved in June 2016 authorizing the Public Building Commission to proceed with initial Project Development. Upon further review and confirmation of the scope and program, CCC approved a revised funding amount of \$45,000,000.00 (including the \$7,000,000 previously authorized) for the completion of the design and construction of the project. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8408

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission that the revised Undertaking Request from the City Colleges of Chicago for the Richard J. Daley College Engineering and Advanced Manufacturing Center at 4101 West 76th Street (76th and Pulaski) in the amount of \$45,000,000.00 (inclusive of \$7,000,000.00 previously approved by the City Colleges of Chicago and the Public Building Commission) is hereby approved.

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

Commissioners voting in the affirmative:

Frank M. Clark, Thomas J. Kotel,
Jose Maldonado, Jr., Arnold Randall,
Jesse H. Ruiz, Samuel Wm. Sax
and Mariyana Spyropoulos - 7

Commissioners voting in the negative:

None

There being no further business to come before the Board during the Regular Meeting, the meeting was adjourned.

Secretary

APPROVED:

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 | pbcchicago.com

September 2017						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Amount	Total Term Commitment To-Date
Ebinger Elementary School Annex	Environmental Engineering	C		Tetra Tech, Inc.	\$ 77,332.00	\$ 103,570.00
Ebinger Elementary School Annex	Environmental Reno/Demo	C	WBE	Carnow, Conibear & Associates	\$ 81,198.00	\$ 107,243.00
Esmond ES Annex	Environmental Engineering	C		Carlson Environmental, Inc.	\$ 92,123.72	\$ 117,338.12
Jamieson ES Annex	Environmental Reno/Demo	D	MBE	GSG Consultants, Inc.	\$ 11,911.20	\$ 132,592.40
Mt. Greenwood ES Annex II	Environmental Reno/Demo	C	MBE	GSG Consultants, Inc.	\$ 83,720.00	\$ 120,681.20
Prussing ES Annex	Environmental Reno/Demo	C	MBE	Accurate Environmental Solutions/GSG Consultants JV	\$ 83,720.00	\$ 112,380.00
South Side High School	Surveyor	LP	MBE	Environmental Design International, Inc.	\$ 27,965.00	\$ 40,585.00
South Side High School	Geotechnical	LP		SEECO Consultants, Inc.	\$ 35,623.00	\$ 60,556.15

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

REGULAR BOARD MEETING – September 12, 2017

CHANGE ORDERS

PUBLIC BUILDING COMMISSION
SUMMARY OF PROPOSED CHANGE ORDERS
FOR PBC BOARD MEETING
SEPTEMBER 12, 2017

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 <small>(Including Previously Approved Changes)</small>	PROPOSED CHANGE ORDERS	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGES % <small>(of Original Contract)</small>
Closeout								
Bell Elementary School Addition 3730 N. Oakley Avenue Project Manager: Andy Horn	C1545R	Wight Construction	\$7,256,000.00	(\$62,511.54)	\$7,193,488.46	(\$19,339.82)	\$7,174,148.64	-0.27%
Jamieson Elementary School Annex 5650 N. Mozart Avenue Project Manager: Andy Horn	C1567	Old Veteran Construction, Inc.	\$12,989,000.00	\$42,400.00	\$13,031,400.00	(\$53,644.00)	\$12,977,756.00	-0.41%
Chicago Vocational Career Academy: Exterior Lighting & Anthony Wing Decommissioning 2100 E. 87th Street Project Manager: Randy Williams	C1574	Robe Construction, Inc.	\$742,476.80	\$0.00	\$742,476.80	(\$148,378.68)	\$594,098.12	-19.98%
Payton College Prep High School Annex 1034 N. Wells Project Manager: Mark Lindstrom	C1562	Paschen / Milhouse Joint Venture	\$13,462,000.00	\$753,155.00	\$14,215,155.00	(\$283,083.00)	\$13,932,072.00	-2.10%
Southeast Area Elementary School 3930 E. 105th Street Project Manager: Ariel Vaca	C1564	Sollitt / Oakley Joint Venture	\$30,027,665.00	\$0.00	\$30,027,665.00	(\$454,117.00)	\$29,573,548.00	-1.51%

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Bell Elementary School Addition

3730 N. Oakley Avenue

September 12, 2017

Wight Construction

211 N. Clinton St., Suite 3N

Chicago, Illinois 60661

CHNG	BULL	CONTRACT NUMBER C1545R	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$7,256,000.00
NUM		APPROVED CHANGE ORDERS	(\$62,511.54)
ADJUSTED CONTRACT PRICE TO DATE			\$7,193,488.46
003	1545R-044	Deduct unused Commission's Contingency. Other.	(\$19,339.82)

TOTAL CHANGE ADDITION

(\$19,339.82)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$7,174,148.64

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1545R 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

Jamieson Elementary School Annex

5650 N. Mozart Avenue

September 12, 2017

Old Veteran Construction, Inc.

10942 S. Halsted Street

Chicago, Illinois 60628

CHNG	BULL	CONTRACT NUMBER C1567	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$12,989,000.00
NUM		APPROVED CHANGE ORDERS	\$42,400.00
ADJUSTED CONTRACT PRICE TO DATE			\$13,031,400.00
002	1567-062	Deduct Unused Camera Equipment Allowance. Other.	(\$53,644.00)

TOTAL CHANGE ADDITION

(\$53,644.00)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$12,977,756.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1567 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number _____

Changes as specified above authorized for the Public Building Commission of Chicago by:

Reviewed By

Executive Director

PUBLIC BUILDING COMMISSION OF CHICAGO

CHANGE ORDER

Chicago Vocational Career Academy
Exterior Lighting & Anthony Wing Decommissioning
2100 E. 87th Street
September 12, 2017

Robe Construction
8150 Northwest Highway
Chicago, IL 606031

CHNG	BULL	CONTRACT NUMBER C1574	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$742,476.80
NUM		APPROVED CHANGE ORDERS	\$0.00
ADJUSTED CONTRACT PRICE TO DATE			\$742,476.80
001	1574-003R	Deduct unused Commission's Environmental Allowance.	(\$14,400.00)
001	1574-004R	Deduct unused Commission's Contingency. Other.	(\$133,978.63)

TOTAL CHANGE ADDITION (\$148,378.68)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$594,098.12

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1574 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

Payton College Prep High School Annex

1034 N. Wells

September 12, 2017

Paschen / Milhouse Joint Venture

5515 N. East River Road

Chicago, IL 60647

CHNG	BULL	CONTRACT NUMBER C1562	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$13,462,000.00
NUM		APPROVED CHANGE ORDERS	\$753,155.00
ADJUSTED CONTRACT PRICE TO DATE			\$14,215,155.00
002	1562-032	Deduct unused Commission's Contingency.	(\$283,083.00)

TOTAL CHANGE ADDITION (\$283,083.00)

ADJUSTED CONTRACT PRICE AFTER APPROVAL \$13,932,072.00

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

Southeast Area Elementary School

3930 East 105th Street

September 12, 2017

Sollitt / Oakley Joint Venture
7815 S. Claremont Avenue
Chicago, IL 60620

CHNG	BULL	CONTRACT NUMBER	C1564	
ORDR	NUM	ORIGINAL CONTRACT PRICE		\$30,027,665.00
NUM		APPROVED CHANGE ORDERS		\$0.00
ADJUSTED CONTRACT PRICE TO DATE				\$30,027,665.00
001	1564-100	Deduct unused Site Work Allowance. Other.		(\$357,613.00)
001	1564-101	Deduct unused Camera Equipment Allowance. Other.		(\$96,504.00)

TOTAL CHANGE ADDITION

(\$454,117.00)

ADJUSTED CONTRACT PRICE AFTER APPROVAL

\$29,573,548.00

All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1564 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