

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON MAY 31, 2012**

The meeting of the Administrative Operations Committee of the Public Building Commission of Chicago was held in the 2nd Floor Board Room at the Richard J. Daley Center on May 31, 2012 at 1:00 p.m.

The following Committee members were present:

Chairman Dr. Byron Brazier
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Lori Lypson
Mary Pat Witry
Eileen Ryan
Terri Haymaker
Rusty Castillo
Lisa Giderof
Daryl McNabb
Ray Giderof
Kim Shamley
Kevin Hall
Grace Rapp
Jim McConnell
Andre Wiggins, MB Real Estate
Langdon Neal, Neal & Leroy
Anne Fredd, Neal & Leroy

The reading of the minutes of the April 26, 2012 Administrative Operations Committee meeting, which was previously distributed, was dispensed with. Upon motion duly made and seconded the minutes of said meeting were unanimously adopted.

The Executive Director advised the Committee of a bid opening for Contract 1543 for the Henry D. Lloyd Elementary School Artificial Turf Project. Three bids were received opened shortly prior to the start of the meeting and are under review.

The report was accepted.

The Executive Director also provided a follow-up report regarding PBC's participation in the Wellness Program sponsored by the City of Chicago. The Wellness Program had first been reported to the Committee at the October 27, 2011 meeting. In order to participate in this program, as an agency, the PBC will be required to pay administrative fees annually based on our employee population. The price per participant can fluctuate based on the number of participants enrolled, in total across all agencies. The City is still ratifying the contract terms with the wellness vendor. Chairman Brazier also inquired regarding the employee/agency cost of the current PBC health Insurance Plan.

The Committee deferred approval of the proposed participation in the Employee Wellness Program pending receipt of additional information regarding participation cost.

Finally, the Executive Director provided a report on the PBC Sustainability Program advising that PBC has completed 43 LEED certified projects to date including the Richard J. Daley Center which achieved LEED Silver under LEED for Existing Buildings – Operation and Maintenance.

The report from the Executive Director was accepted.

Next, Lori Lyphon, Chief Operating Officer (COO), reported on task orders awarded to Specialty Consultants under procedures adopted by the Board in February 2010 which approved not-to-exceed amounts for various categories of Specialty Consultants for the following services:

Environmental A, B and C

Lloyd Elementary School Artificial Turf – Carnow, Conibear & Assoc.	\$39,929.00
Hale Elementary School – Carlson Environmental, Inc.	\$19,020.00
Albany Park Branch Library – V3 Companies of Illinois, Ltd.	\$53,864.06
Richard M. Daley Branch Library – Carnow, Conibear & Associates, Ltd.	\$6,240.00
Douglas Park Artificial Turf – Environmental Design International, Inc.	\$45,177.00

Environmental Renovation & Demolition

Peck Elementary School – Environmental Consulting Group	\$69,210.00
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Environmental Renovation & Demolition – Asbestos Management Plans

Various CPS Projects – Carnow Conibear & Associates, Ltd.	\$24,750.00
Brighton Park I Area Elementary School	
Lee Pasteur Hurley Area Elementary School	
Powell Replacement Elementary School	
Gwendolyn Brooks High School Addition	
Garvy Elementary School Addition	
Sauganash Elementary School Addition	
Collins High School Renovation	

Various CPS Projects – GSG Consultants, Inc.	\$18,750.00
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- Avondale Irving Park Elementary School
- Boone Clinton Area Elementary School
- Kelly Curie High School
- Ogden Replacement Elementary School
- Mt. Greenwood ES Linked Annex
- Edgebrook ES Addition

Material Testing

Boone Clinton Area ES – GSG Material Testing, Inc.	\$11,300.00
Back of the Yards High School – Terracon Consultant, Inc.	\$14,685.00
Durkin Elementary School Linked Annex – AECOM Technical Services Inc.	\$79,716.00

The Chief Operating Officer also recommended the appointment of MB Real Estate Services, LLC to provide Property Management Services for the Richard J. Daley Center. The PBC solicited proposals for Property Management

Services at the Richard J. Daley Center. In response to published advertisements the PBC received 5 submittals. Three firms were shortlisted and MB Real Estate, LLC was found to have the most well defined team approach and has committed to 52% MBE and 6% WBE participation. The appointment is for a three-year term with two successive one-year renewal options for a management fee on a lump sum basis of \$188,533.00 for 2013.

The final recommendation was the appointment of Holabird & Root, LLC as Architect of Record for the Chicago Children's Advocacy Center. The total contract value is a not to exceed amount of \$605,000.00 plus reimbursables. Chairman Brazier asked that in future recommendation letters, staff should include the total M/WBE commitment with the recommendation. Staff agreed to provide.

The reports from the Chief Operating Officer were accepted.

Next was a report and recommendation by Paul Spieles, Chief Development Officer (CDO), concerning proposed amendments to professional service agreement as follows;

Contract	Project	Amount
Perkins & Will	Jones College Prep High School	\$5,435.50
STL	Back of the Yards High School	\$6,320.90
STR Partners/ Nia	Southwest Area High School	\$18,800.00
Interactive DesignEngine Company 16		\$10,350.00.

Paul Spieles reported on proposed change orders for the June 12, 2012 Board Meeting as follows;

Contract	Project	Amount
1520	31 st Street Harbor – Coastal	(\$452,461.00)
1518	Brighton Park II Elementary School	(\$240,374.00)
1495	Engine Company 109	(\$196,571.00)
1496	Little Village Branch Library	(\$183,239.00)
1526	Air Force Academy Phase II	(\$50,133.50).

Paul Spieles also provided the following Field Order Report to the committee;

Brighton Park II Area ES

Current Contract Value: \$26,187,000.00 General Construction Contract Contingency Balance: \$1,111,360.00

05100 Contractor: C1518 - Sollitt/Oakley Joint Venture

FO #6 4/26/2012 \$133,845.14 Furnish and install playground equipment (Client Directed)

FO #49 4/26/2012 \$6,731.20 Furnish and install 3 motorized shades in library, and associated electrical (E/O B List)

Total: \$140,576.34

\$1,033,800.91

Southwest Area HS

Current Contract Value: \$62,452,000.00 General Construction Contract Contingency Balance:

05140 Contractor: 1515 - F.H. Paschen/S.N. Nielsen, Inc.

FO #57 4/24/2012 (\$14,300.00) Delete the interior window guards in the gym (E/O B List)

FO #77 5/4/2012 \$45,438.00 Signage and railing revisions due to revised accessibility standards (Client Directed)

FO 72R 5/14/2012 \$6,083.00 STC rating and architectural revisions (E/O B List)

Total: \$37,221.00

Kelly Curie HS

Current Contract Value: \$71,422,573.74 General Construction Contract Contingency Balance: \$133,956.99

05170 Contractor: 1474 - F.H. Paschen/S.N. Nielsen, Inc.

FO #44 5/15/2012 \$8,192.00 Detail and fabricate revised connection for the HSS 20x4 column. (E/O B List)

FO #51 5/17/2012 \$9,221.00 Grind and fill crack with epoxy as required prior to floating floors at third floor classrooms. (E/O B List)

Total: \$17,413.00

Gwendolyn Brooks HS Addition

Current Contract Value: \$34,683,484.25 General Construction Contract Contingency Balance: \$215,653.48

05240 Contractor: 1494 - F.H. Paschen/S.N. Nielsen, Inc.

FO 157 5/3/2012 \$2,200.00 Provide labor to program two-way control valves at West Mechanical Room (Other)

Total: \$2,200.00

Jones College Prep Replacement HS

Current Contract Value: \$90,980,000.00 General Construction Contract Contingency Balance: \$2,009,173.00

05265 Contractor: C1527 - Walsh Construction Company

FO #26 5/10/2012 \$0.00 Provide heavy duty grilles in lieu of louvers in the basement, 6th floor, and penthouse (E/O B List)

FO #8a 4/24/2012 (\$34,617.00) Revise disposal requirements for uncontaminated soil (Other)

Total: (\$34,617.00)

Edgebrook Elementary School Addition

Current Contract Value: \$11,587,000.00 General Construction Contract Contingency Balance: \$116,957.58

05350 Contractor: C1524 - Henry Bros. Company

FO #58 4/24/2012 \$3,438.00 Add fire stopping detail to all second floor metal stud walls between classrooms (E/O A List)

FO #64 5/3/2012 \$2,682.00 Relocate two (2) existing planter boxes from northeast of bioswale to either side of new walking path (E/O B List)

FO #67 5/15/2012 \$818.00 Provide additional zinc strips to terrazzo in second floor clerestory space. (Other)

FO #68 5/3/2012 \$2,377.00 Add steel platform and support kicker at the top of the Mezzanine access ladder in room 2030 (E/O B List)

FO #70 5/10/2012 (\$246,920.00) Credit for work associated with construction of new parking lot. (Other)

FO #71 5/3/2012 \$1,038.00 Add manual switch for exhaust fan EF-2 into science lab store room (E/O B List)

FO #74 5/3/2012 \$0.00 Revise south wall of vestibule 1006 from plaster to metal stud and drywall, and relocate new door frame (Diff. Site Conditions)

FO #76 5/10/2012 \$0.00 Credit for work associated with ball field relocation. (Other)

Total: (\$236,567.00)

Sauganash Elementary School Addition

Current Contract Value: \$10,433,168.05 General Construction Contract Contingency Balance: \$103,274.14

05370 Contractor: 1512 - Blinderman Construction Company, Inc.

FO #71 4/24/2012 \$3,726.80 Provide professionally sealed site utility as-built plans (Other)

Total: \$3,726.80

Durkin Park Linked Annex

Current Contract Value: \$9,747,000.00 General Construction Contract Contingency Balance: \$300,000.00

05540 Contractor: C1540 - F.H. Paschen/S.N. Nielsen, Inc.

FO #1 4/26/2012 (\$37,100.00) Civil, architectural, landscape, structural, and MEP revisions associated with regulatory review. (E/O B List)

Total: (\$37,100.00)

Onahan Linked Annex

Current Contract Value: \$8,736,775.00 General Construction Contract Contingency Balance: \$300,000.00

05550 Contractor: C1538 - IHC Construction

FO #1 5/3/2012 (\$10,807.00) Delete underpinning of existing school building and revise elevation of footing (Diff. Site Conditions)

Total: (\$10,807.00)

Air Force Academy Renovation

Current Contract Value: \$5,984,135.00 General Construction Contract Contingency Balance: \$546,142.30

05803 Contractor: C1535 - IHC Construction

FO #3C 5/10/2012 (\$4,350.00) Delete window muntins at all new windows (E/O B List)

FO #4C 5/10/2012 \$3,500.00 Provide interior window guards at gym (E/O B List)

Total: (\$850.00)

Henderson Elementary School Renovation

Current Contract Value: \$8,847,000.00 General Construction Contract Contingency Balance: \$599,309.24

05813 Contractor: C1537 - F.H. Paschen/S.N. Nielsen, Inc.

FO #2 4/24/2012 \$690.76 Provide 3-hour rated infill panel at grilles/grates below stairs (E/O A List)

Total: \$690.76

Peck Elementary School Renovation

Current Contract Value: \$10,388,000.00 General Construction Contract Contingency Balance: \$750,000.00

05814 Contractor: C1536 - F.H. Paschen/S.N. Nielsen, Inc.

FO #1 4/26/2012 \$1,437.00 Civil, architectural, structural and MEP revisions associated with regulatory review. (E/O A List)

FO #2 5/3/2012 \$6,500.00 M impregnated caulk from around the windows, doors and louvers of the boiler house (E/O B List)

FO #3 5/10/2012 \$13,740.00 Remove asbestos containing insulation around the boiler breeching (Diff. Site Conditions)

Total: \$21,677.00

Engine Company 16

Current Contract Value: \$11,101,462.00 General Construction Contract Contingency Balance: \$186,128.07

07060 Contractor: C1522R - F.H. Paschen/S.N. Nielsen, Inc.

FO #21 5/17/2012 (\$633.98) Furnish and install Fire Key Box Units in lieu of specified Knox Box Units (Other)

FO #22 5/17/2012 \$7,006.00 Program, test, furnish and install 2 hot water control isolation valves (E/O B List)

FO #24 5/10/2012 \$49,470.00 Relocate back flow preventor and split combined water service (E/O A List)

Total: \$55,842.02

Edgewater Branch Library

Current Contract Value: \$7,614,000.00 General Construction Contract Contingency Balance: \$165,000.00

08050 Contractor: C1533R - Burling Builders, Inc.
FO #2 4/26/2012 \$20,566.15 Bulletin 1 civil, architectural, structural, and MEP revisions required from permit review process (E/O B List)
Total: \$20,566.15

Humboldt Park Library Renovation & Addition
Current Contract Value: \$2,283,650.00 General Construction Contract Contingency Balance: \$80,105.84
08270 Contractor: C1534 - Tyler Lane Construction, Inc.
FO #2 5/3/2012 \$0.00 Provide foundation damp proofing. (Other)
FO #4 5/10/2012 \$9,602.54 Re-route You Media hand sink waste line to exterior sewer connection (Diff. Site Conditions)
Total: \$9,602.54

31st Street Harbor
Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$781,237.80
11120 Contractor: C1504 - James McHugh Construction Co.
FO 00M 5/11/2012 \$32,077.00 Revise 11 dock gangway gates (E/O B List)
FO 19M 5/3/2012 \$5,872.00 Furnish and install window shades at East and South windows in Harbor Manager's Office (Other)
FO 44M 5/4/2012 \$13,609.00 Post tensioning detail revisions (E/O B List)
Total: \$51,558.00

The reports from the Chief Development Officer were accepted.

The final report was provided by the Executive Director. At the April 26, 2012 Administrative Operations Committee meeting, Chairman Brazier inquired regarding the cost of green roofs on PBC projects. The Executive Director provided a written report to the committee members detailing the cost analysis. A brief summary of the costs follows:

Standard Membrane Roof (no vegetation): Approximately \$21/sf

Extensive Green Roof Systems (2"-4")

-Fluid Applied Extensive Green Roof (soil and Seed): Approximately \$30/sf

-Green Roof Tray System (fully grown trays) on Membrane Roofing: Approximately \$38/sf

Committee members thanked the Executive Director and accepted the follow-up report.

Pursuant to Section 2.06(g) of the Open Meetings Act, a public comment period was held. No comments or statements were presented by any persons.

The meeting was adjourned.