

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON MARCH 29, 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 March 29, 2012 at 1:00 p.m.

The following Committee members were present:

Chairman Dr. Byron Brazier
Commissioner Gerald Sullivan
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
Kevin Hall
Gerald McGleam
Jim McConnell
Langdon Neal, Neal & Leroy
Anne Fredd, Neal & Leroy

The reading of the minutes of the March 1, 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 provided the AO Committee with a report on the revised organizational chart (functional) of the PBC. She also advised the Committee concerning the following PBC awards: Chicago Building Congress; US Green Building Council, Illinois Chapter; American Institute of Architect Illinois; American Society of Landscape Architects, Illinois Chapter; and Learning by Design Citation for Excellence Award. Further, the Executive Director provided a report on the status of various grant applications by the PBC totaling more than \$8.4M in grant award as well as a status on the report Chairman Brazier requested at the last committee meeting. That report will be finalized and presented at the April AO Committee meeting.

The reports from the Executive Director were accepted.

Next, Lori Lypson, the new 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 – Category ABC

Michael Reese Hospital Demo – AECOM \$67,030.00

Material Testing

Edgewater Branch Library – Great Lakes Soils and Environmental \$70,005.00
Humboldt Park Library Reno & Addition – AECOM Tech Services, Inc. \$30,300.00
Air Force Academy Renovation – S.A.M. Consultants \$19,900.00
Henderson Elementary School – AECOM Technical Services, Inc. \$19,096.00
Peck Elementary School – ECS Midwest, LLC \$45,261.00

The COO also recommended the approval of two-year renewal options for Architect of Record Master Agreements for facility addition and renovation projects with the following firms:

- ❖ Architrave, Ltd. – MBE (PS1799A)
- ❖ Bauer Latoza Studio – WBE (PS1799B)
- ❖ BLDD Architects (PS1799C)
- ❖ Brook Architecture, Inc. MBE/WBE (PS1799D)
- ❖ Coyne & Associates Architects (PS1799E)
- ❖ Eckenhoff Saunders Architects (ESA)/Searl Lamaster Howe Architects (PS1799G)
- ❖ FGM Architects (PS1799H)
- ❖ Globetrotters Engineering Corporation (GEC) (PS1799I)
- ❖ GREC Architects (PS1799J)
- ❖ Ilekis Associates (PS1799K)
- ❖ Johnson & Lee, Ltd. – MBE (PS1799L)
- ❖ LCM Architects (PS1799M)
- ❖ Legat Architects (PS1799N)
- ❖ Muller & Muller, Ltd.-WBE (PS1799P)
- ❖ Nagle Hartray Architects, Ltd. (PS1799Q)
- ❖ Schroeder Murchie Niemiec Gazda-Auskainis Architects, Ltd. (SMNG-A)(PS1799S)
- ❖ STL-MBE (PS1799T)
- ❖ STR Partners, LLC – MBE (PS1799U)
- ❖ SWWB Architects (PS1799V)
- ❖ The Architects Enterprise, Ltd. (PS1799W)
- ❖ Tripartite, Inc. (PS1799X)
- ❖ Urban Works – MBE/WBE (PS1799Y)
- ❖ Wallin/Gomez Architects, Ltd. (PS1799Z)
- ❖ Wight & Company (PS1799AA)

The COO recommended the appointment of Jackson Harlan, LLC as Architect of Record for the Albany Park Branch Library for a NTE fee of \$768,650.00 plus reimbursables and provided a report recommending award of furniture, fixture and equipment contracts for the Engine 16 new fire house project as follows;

<u>Name of Firm</u>	<u>Description</u>	<u>Amount</u>
Kayhan International	Office Equipment	\$177,877.25
Midwest Service	Fitness Equipment	\$26,533.80
Abt Electronics, Inc.	Appliances and Electronics	\$48,782.00
Circul-Air	Hose Dryer Equipment	\$27,830.61

The COO's final report was recommending approval to award term agreements to the following Specialty Service Consultant firms to provide Building Needs Assessment and Preventative Maintenance Plan Services for various facilities:

- ❖ EMG Corporation
- ❖ Environ Corporation
- ❖ Globetrotters Engineering Corporation – MBE
- ❖ Harding Partners
- ❖ ISES Corporation – MBE (pending certification)
- ❖ Jacobs
- ❖ Maniu, Inc. – MBE
- ❖ Primera Engineers, Ltd. – MBE
- ❖ Studio GC Architects
- ❖ Wight & Company

The reports from the Chief Operating Officer were accepted.

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

STL Architects, Inc.	Back of the Yards High School	\$6,403.50
Interactive Design	Engin Company 16	\$12,586.00
Perkins & Will	Jones College Prep High School	\$14,422.50
Stephen Rankin	Humboldt Park Library Reno & Add.	\$54,084.80.

Paul Spieles reported on proposed change orders for the April 10, 2012 Board Meeting as follows;

Contract	Project	Amount
1512	Sauganash Elementary School Addition,	(\$221,876.95)
1520	Back of the Yards High School-Site Preparation	(\$191,182.00)
1494	Gwendolyn Brooks College Prep Academy	(\$171,515.75)
1526	Air Force Academy Phase II	(\$69,118.80)
1490	Michael Reese Hospital Abatement & Demolition	(\$17,725.00)
1496	Little Village Branch Library	\$10,162.00
1516	Haas Park Field House	\$14,880.69
1511	Garvy Elementary School Addition	\$118,505.00
1517	Michael Reese Hospital Abatement & Demolition	\$155,350.00
1519	Mount Greenwood Elementary School Linked Annex	\$174,889.97

There was a discussion regarding the number of E/O change orders. Staff offered to provide a report at an upcoming committee meeting regarding the status of the E&O Committee.

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: \$1,133,199.00

05100 Contractor: C1518 - Sollitt/Oakley Joint Venture

FO #14 3/7/2012 \$30,969.00	Structural steel revisions (E/O A List)
FO #23 2/23/2012 \$9,680.00	Relocate motor control center 2 to provide necessary clearances (E/O B List)
FO #31 2/23/2012 (\$1,800.00)	Delete unnecessary metal ductwork (E/O B List)
FO #38 2/28/2012 \$2,032.00	Provide 12 urinal flush valves with AC power in lieu of DC power (E/O B List)
Total: \$40,881.00	

Southwest Area HS

Current Contract Value: \$62,452,000.00 General Construction Contract Contingency Balance: \$1,130,373.03

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

FO #46 2/23/2012 \$9,712.00	Recycling drop-off signage revisions (Client Directed)
FO #54 2/23/2012 \$9,884.00	Add pair of doors at kitchen (Client Directed)
FO #56 2/23/2012 \$24,775.00	Furnish and install folding security gates (E/O B List)
FO #63 2/28/2012 \$10,697.00	Electrical, fixture and door holder changes (E/O B List)
FO #65 2/23/2012 \$5,821.00	Roof revisions to allow for required drainage (E/O B List)
FO #69 3/1/2012 \$20,150.00	Electrical and mechanical revisions to accommodate specified kiln (E/O B List)
FO #70 3/8/2012 \$3,760.00	Electrical and suspended ceiling revisions (E/O B List)
Total: \$84,799.00	

Back of the Yards HS

Current Contract Value: \$63,822,440.00 General Construction Contract Contingency Balance: \$1,500,435.00

05150 Contractor: C1521 - Sollitt/Brown & Momen Joint Venture

FO #21 3/15/2012 \$86,146.00	Structural steel revisions per Bulletin 9 (E/O A List)
FO #23 3/7/2012 \$26,575.00	Revisions to infrastructure related to ceiling mounted projectors in classrooms (Client Directed)
FO #26 3/16/2012 \$9,863.00	Add door and frame at kitchen (Client Directed)
FO #30 3/16/2012 \$32,731.00	Provide ventilation for kiln room (E/O B List)
FO #37 2/28/2012 (\$3,222.00)	Delete finishes in ComEd Vault Room (E/O B List)
FO #39 2/28/2012 \$5,847.00	Revise electrical feeder panel to allow equipment in MDF room to be connected to emergency power distribution (E/O B List)
FO #41 3/16/2012 \$2,781.00	Relocation and revision of fire extinguisher and cabinet types (E/O A List)
Total: \$160,721.00	

Jones College Prep Replacement HS

Current Contract Value: \$90,980,000.00 General Construction Contract Contingency Balance: \$1,987,193.00

05265 Contractor: C1527 - Walsh Construction Company

FO #3 3/16/2012 \$2,172.00	Revise art classroom windows to clerestory, and revise finish colors in stairs 1 and 2 (Client Directed)
FO #5 2/23/2012 (\$4,447.00)	Delete conduits related to CCTV system; and change electrical feeder sizes (E/O B List)
FO #7 2/23/2012 \$6,141.00	Recycling signage revisions (Client Directed)
FO #10 3/16/2012 \$8,422.00	Crosswalk striping revisions (Other)
FO #11 2/23/2012 \$7,898.00	Sewer pipe revisions as requested by City of Chicago and MWRD (Other)

FO #16 3/16/2012 \$14,476.00	Remediate latent concrete and permanent caisson liners at rock caissons (Client Directed)
FO #18 3/15/2012 \$7,362.00	Fire pump, electrical, and electrical lighting changes per Bulletin 11 (E/O A List)
FO #19 3/1/2012 \$62,550.00	Revisions to pool steel, misc steel and masonry anchors (E/O A List)
FO #20 3/15/2012 (\$5,980.00)	HVAC and electrical revisions for elevator machine room cooling (Other)
Total: \$98,594.00	

Edgebrook Elementary School Addition

Current Contract Value: \$11,587,000.00 General Construction Contract Contingency Balance: \$149,994.13

05350 Contractor: C1524 - Henry Bros. Company

FO #14 2/23/2012 \$3,700.00	Provide added depth to 39 caissons and shorten depth of 5 caissons to reach proper bearing capacity soil for each caisson. (Diff. Site Conditions)
FO #22 2/28/2012 \$6,778.00	Demolish and dispose of existing playground equipment. (E/O B List)
FO #23 2/23/2012 \$4,619.00	Install 5/8" DensDeck in lieu of Exterior grade Gypsum at canopy edge and revise canopy and clerestory details (E/O B List)
FO #24 2/23/2012 \$6,095.00	Extend top of Stair 1 by one step and associated handrail by 2 feet (E/O B List)
FO #26 3/16/2012 \$2,819.00	Revise second floor exterior wall construction along east wall of the existing gym. (E/O B List)
FO #27 3/15/2012 \$13,945.00	Tray drop-off signage revisions (Client Directed)
FO #28 2/23/2012 \$6,095.00	Revise second floor ceiling height at Stairs 1 and 2 (E/O B List)
FO #31 2/23/2012 \$11,364.00	Add dens deck prime sheathing on parapet wall (E/O B List)
FO #32 2/23/2012 \$4,379.00	Revise power supply and electrical panels serving the condensing boilers from three-phase to single-phase, and add 2 associated disconnect switches (E/O B List)
FO #33 2/23/2012 (\$1,997.00)	Revise routing of ComEd underground feed and delete 2 handholes (Other)
FO #38 2/23/2012 \$4,074.00	Protect existing damaged catch basin at construction entrance (Diff. Site Conditions)
FO #41 2/28/2012 \$238.00	Provide 1hr fire rated CMU wall at electrical panel in engineer's office (E/O A List)
FO #42 2/28/2012 \$614.00	Provide blocking to support flashing at canopy along existing gym wall (E/O B List)
FO #43 2/28/2012 \$2,725.00	Provide additional ladder rack and relocate ceiling mounted air handling unit in MDF room (E/O B List)
FO #46 3/15/2012 \$6,339.00	Add steel lintels in the servery wall above the warming ovens (E/O B List)
FO #47 3/15/2012 \$1,963.00	Add galvanized steel plate at head of coiling door at yard equipment room (E/O B List)
FO #48 3/15/2012 \$219.00	Revise grab bar dimensions in toilet rooms (E/O B List)
FO #49 3/12/2012 \$4,531.00	Add 15 new signs and modify 50 signs to incorporate revised accessibility standards (Client Directed)
FO #51 3/12/2012 \$15,260.00	Misc revisions necessary based on conditions discovered after demolition of existing science room (Diff. Site Conditions)
Total: \$93,760.00	

Collins High School Renovation

Current Contract Value: \$4,606,597.00 General Construction Contract Contingency Balance: \$159,446.07

05802 Contractor: C1523 - IHC Construction

FO #11 2/28/2012 (\$6,000.00)	Provide credit for Commission Representative Field Office (Other)
FO 37R 3/16/2012 \$2,631.75	Televise existing drainage system and provide moisture testing at pool deck area (Client Directed)
Total: (\$3,368.25)	

Engine Company 16

Current Contract Value: \$10,679,000.00 General Construction Contract Contingency Balance: \$238,677.00

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

FO #14 3/15/2012 \$11,600.00	Revise equipment/fixture schedule to assign built-in work to contractor (E/O B List)
FO #15 2/29/2012 \$24,021.00	Add power control wiring for ceiling fans (E/O A List)
FO #16 3/15/2012 \$5,536.00	Add 4 metal lockers and a light fixture to revise an office to a sleeping quarter (Client Directed)
FO #17 2/29/2012 \$30,890.00	Raise city sewer connection beneath Wabash Avenue (Diff. Site Conditions)
Total: \$72,047.00	

12th District Police Station

Current Contract Value: \$21,536,564.78 General Construction Contract Contingency Balance: \$714,253.00

09070 Contractor: 1514 - Harbour Contractors, Inc.

FO #28 2/23/2012 \$0.00	Substitute 506 sf of type D ceiling tiles in lieu of discontinued tiles (Other)
FO #29 3/1/2012 (\$1,018.00)	Revise water harvesting power requirements from multi to single-point power connection (Other)
FO #31 3/9/2012 \$6,095.00	Substitute video conference station packages (Other)
Total: \$5,077.00	

31st Street Harbor

Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$847,752.43

11120 Contractor: C1504 - James McHugh Construction Co.

FO #4M 3/8/2012 \$146,607.00	Create on-site berms in lieu of hauling off suitable soils (Client Directed)
FO 70M 3/8/2012 \$17,368.00	Furnish and install concrete curbs where revetment step was removed (Diff. Site Conditions)
FO 76M 3/8/2012 \$4,218.00	Install additional panels on climbing wall (E/O B List)
FO 77M 2/16/2012 \$7,928.00	Provide 2 booster fans for Women's Restroom dryer vent ductwork (E/O B List)
FO 88M 3/14/2012 (\$4,626.00)	Install PVC pipe and fittings in lieu of cast iron from perimeter drain tile piping to wall clean-out piping (Other)
FO 89M 2/16/2012 (\$1,509.00)	Provide galvanized ductwork in lieu of aluminum ductwork in Shower Room areas (Other)
FO 90M 2/16/2012 (\$14,000.00)	Revisions to electric vehicle charging stations and signage (Client Directed)
FO 94M 3/8/2012 \$3,733.00	Revise mounting locations of security and graphics monitors in Harbor Manager's office (E/O B List)
Total: \$159,719.00	

The reports from the Chief Development Officer were accepted.

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.