

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON FEBRUARY 2, 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 February 2, 2012 at 1:00 p.m.

The following Committee members were present:

Chairman Dr. Byron Brazier
Commissioner Gerald Sullivan

Also present were:

Erin Lavin Cabonargi
Kevin Holt
Paul Spieles
Lori Lypson
Mary Pat Witry
Eileen Ryan
Terri Haymaker
Eileen Ryan
Rusty Castillo
Lisa Giderof
Daryl McNabb
Ray Giderof
Jim McConnell
Kevin Hall
Langdon Neal, Neal & Leroy
Anne Fredd, Neal & Leroy
Orestes Ruffin, MB Real Estate

The reading of the minutes of the December 22, 2011 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 presented and summarized the 2011 Year End Staff Reports;

1. The Program Forecast Report has been developed for distribution to the Board, clients and MBE/WBE Assistance Agencies as well as prospective bidders to share upcoming opportunities and milestones.
2. The Market Conditions Report illustrates comparative costs of like buildings and tracks market trends.
3. The Program Cost Status Report showed total undertaking budgets in excess of \$2 billion in project development costs, and that the PBC is currently under budget by 7.07% representing approximately \$150 million under the original undertaking budget. A limited number of budget revisions have been authorized due to changes in project scope. Including these revisions, the PBC is under budget by 8.58% representing a variance of \$185 million under the revised undertaking budget.
4. The Program Cost Effectiveness Report includes management of change orders and project indirect costs. The Program Cost Effectiveness Report shows change orders for Fourth Quarter of 2011 for

all categories was 2.3% and PBC's Indirect Costs average 13.32%, which is well below the industry average of 25%.

5. The Monthly Project Status Report provided a detailed snapshot of each PBC project.
6. The Sustainable Development Fourth Quarter Status Report provided an individual detailed snapshot of the PBC's LEED certified projects and metrics.
7. MBE commitments for 2011 were 25.66% for GC projects, 26.19% for JOC projects, 29.86% for Special Projects, and 37.65% for Trade Contracts. WBE commitments for 2011 were 4.75% for GC projects, 8.27% for JOC contracts, 0.09% for Special Projects, and 7.66% for Trade Contracts. The total commitments for GC, JOC, Special Projects and Trade Contracts were 26.31% MBE and 4.52% WBE. M/WBE Commitments for Professional Service Contract Awards was 45.57% for MBE's, and 15.16% for WBE's.
8. M/WBE Compliance for construction project completions was 33.60% for MBE's and 5.74% for WBE's. M/WBE Compliance for professional service contract awards was 35.47% for MBE's and 11.09% for WBE's.
9. For the Fourth Quarter of 2011, 30 task orders were issued to Specialty Consultant term contracts with a value of \$924,375.90. For Specialty Consultants in Q4, 23% of the dollars were awarded to MBE firms, 4% to WBE firms and 65% of all tasks orders were issued to local firms. For the end of 2011, task orders valuing \$5,189,002.62 were issued to Specialty Consultant term contracts. 41% of the dollars were awarded to MBE firms, 8% to WBE firms and 80% of all task orders were issued to local firms

The Executive Director also advised the AO Committee concerning the Richard J. Daley Life Safety Project. This project includes sprinkler installation, installation of fire alarm panel, annunciator panel, life safety devices such as smoke detectors, and audiovisual devices and automatic recall of elevators.

The Executive Director gave a presentation concerning project delivery methods. This presentation discussed the characteristics, advantages and disadvantages of delivery methods, which included, design bid build, construction manager-at risk, design build, public-private partnership and performance contracting.

The Executive Director reported on the bid opening for Stevenson Elementary School Linked Annex Project (Contract 1539), Durkin Park Elementary School Linked Annex Project (Contract 1540) and Onahan Elementary School Linked Annex Project (Contract Number 1538).

The Committee accepted the reports presented by the Executive Director.

Next was a report and recommendation by PBC Director of Construction Kevin Holt, concerning proposed amendments to professional service agreement as follows;

VOA Architects	12 th District Police Station,	\$4,315.00
SMNG-A	Avondale Irving Park Elementary School	\$5,618.00

Harley Ellis Devereaux Little Village Branch Library \$31,330.00

Kevin Holt reported on proposed change orders for the February 14, 2012 Board Meeting as follows;

Contract	Project	Amount
1475	23 rd District Police Station	(\$928,997.42)
1516	Haas Park Field House	\$50,509.19

Kevin Holt 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: \$1,185,575.00

05100 Contractor: C1518 - Sollitt/Oakley Joint Venture

FO #19 1/11/2012 \$6,776.00 Furnish & install pedestal mounted radiators. (E/O A List)

FO #20 1/11/2012 \$10,164.00 Revise wall mounted signage at Tray Drop Off. (Client Directed)

FO #21 1/11/2012 (\$7,450.00) Ductwork layout modifications. (Other)

Total: \$9,490.00

Southwest Area HS

Current Contract Value: \$62,452,000.00 General Construction Contract Contingency Balance: \$1,294,239.70

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

FO #12 1/11/2012 \$6,875.00 MDF Room and Spec Section Revisions. (Client Directed)

FO #47 1/11/2012 \$15,125.35 Provide and install (2) athletic scoreboards in Gymnasium. (Other)

FO #60 1/11/2012 \$33,677.00 Heat pump revisions. (E/O B List)

Total: \$55,677.35

Back of the Yards HS

Current Contract Value: \$63,822,440.00 General Construction Contract Contingency Balance: \$1,500,000.00

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

FO #16 1/11/2012 \$1,648.00 Finish Painting Specification Section Modifications. (E/O B List)

FO #22 1/11/2012 (\$2,411.00) Floor cleanout revisions in Gymnasium. (E/O B List)

Total: (\$763.00)

Gwendolyn Brooks HS Addition

Current Contract Value: \$34,855,000.00 General Construction Contract Contingency Balance: \$324,711.48

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

FO 116 1/11/2012 \$2,466.00 Furnish and install 10 Artic Chip Bradley Wash Basins. (E/O B List)

FO 123 1/11/2012 \$877.00 Relocate (7) previously installed ADA shower head vertical slide bars. (E/O B List)

FO 125 1/11/2012 \$15,000.00 Annunciator Panel Modifications. (Other)

FO 126 1/11/2012 \$15,125.00 New Mars Light in Building B and Existing Fire Alarm Revisions. (Other)

Total: \$33,468.00

Edgebrook Elementary School Addition

Current Contract Value: \$11,587,000.00 General Construction Contract Contingency Balance: \$300,000.00

05350 Contractor: C1524 - Henry Bros. Company

FO #25 1/3/2012 \$7,282.00 Add 1,138 square feet of new VCT floor tile on first floor of existing building. (E/O B List)

Total: \$7,282.00

Garvy Elementary School Addition

Current Contract Value: \$9,623,184.00 General Construction Contract Contingency Balance: \$130,384.19

05360 Contractor: 1511 - Skender Construction

FO #42 1/11/2012 \$1,161.60 Provide support for the ceiling above corridor 2030. (Diff. Site Conditions)

FO #45 1/11/2012 \$294.03 Provide a 60A breaker in lieu of the specified 25A breaker for booster pump, BP-1. (E/O B List)

Total: \$1,455.63

Engine Company 16

Current Contract Value: \$10,679,000.00 General Construction Contract Contingency Balance: \$291,499.00

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

FO #8 1/13/2012 \$9,874.00 CCTV Modifications. (Other)

FO #9 1/13/2012 \$3,626.00 Electrical Distribution Modifications. (E/O B List)

FO #11 1/13/2012 \$20,444.00 Weld 15"x40".96" C-channel to the top and bottom of the precast plank cantilever over the east apparatus bay masonry wall. (E/O B List)

Total: \$33,944.00

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 #14 1/13/2012 \$2,670.00 Wall and Cabinet Revisions associated with mugshot camera location changes. (Client Directed)

FO #15 1/13/2012 \$2,170.00 Add light switch to wall between Communications/AV Closet and Roll Call Room. (Client Directed)

Total: \$4,840.00

Haas Field House

Current Contract Value: \$4,404,858.84 General Construction Contract Contingency Balance: \$4,499.24

11030 Contractor: C1516 - F.H. Paschen/S.N. Nielsen, Inc.

FO #38 1/13/2012 \$2,425.00 Provide Krueger Model S480 outside air return grilles with zero deflection at east door entries. (E/O B List)

Total: \$2,425.00

31st Street Harbor

Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$1,045,797.45

11120 Contractor: C1504 - James McHugh Construction Co.

FO 67M 1/20/2012 \$6,649.00 Revisions to concrete pavement at boat ramp. (E/O B List)

FO 71M 1/13/2012 \$24,962.00 Add approximately 200LF of timber fendering system to extend around boat ramp areas. (Client Directed)

FO 72M 1/20/2012 \$11,523.00 Misc mechanical, masonry, and drywall revisions (E/O B List)

Total: \$43,134.00

31st Street Harbor

Current Contract Value: \$30,684,120.31 General Construction Contract Contingency Balance: 0

11120 Contractor: C1502R – Paschen Gillen Skipper Marine JV

FO 11p 1/13/2012 \$0 9 calendar day time extension associated with weather delays

Total: \$43,134.00 Revised substantial completion date November 25, 2011

Three reports from the Director of Development were accepted.

The Chief Operating Officer 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:

Material Testing Services

Engine Company 16 Project	GSG Material Testing Services	\$8,780.00
Onahan Linked Annex Project	Great Lakes Soil & Environmental Consultants	\$6,526.00

He also reported on the recommendation to exercise the 12-month option on the following JOC contracts;

Abatement and Demolition, Site Preparation and Site Development Work:

- Contract 1505A – Pacific Construction Services
- Contract 1505B – F.H. Paschen, S.N. Nielsen
- Contract 1505C – Rossi Contractors
- Contract 1505D – McDonagh Demolition

Facilities Renovation Projects

- Contract 1481 – F.H. Paschen, S.N. Nielsen
- Contract 1483 – Leopardo Companies
- Contract 1484 – Pacific Construction

Federally Funded Facilities Renovation Projects

- Contract 1482 – F.H. Paschen, S.N. Nielsen
- Contract 1485 – Pacific Construction Services
- Contract 1486 – Leopardo Companies

The final report provided by the Chief Operating Officer was recommending that the following general contractors are pre-qualified for the artificial turf projects at Lloyd Elementary School, Douglas Park and Ortiz De Dominguez Elementary School; All-Bry Construction Co.; Blinderman Construction Company, Inc.; F.H. Paschen, SN Nielsen & Associates, LLC; Friedler Construction Co.; IHC Construction Co., LLC; J.E.M. Construction, Inc., John Keno & Co., Inc.; The Lombard Company; K.R. Miller Contractors, Inc.; Pan Oceanic Engineering Co., Inc; Wight Construction Services, Inc. The following general contractors are eligible to bid on the Rosenblum Park Development: F.H. Paschen, SN Nielsen & Associates, LLC, IHC Construction Co., LLC; John Keno & Co., Inc., The Lombard Company and Wight Construction Services, Inc.

The Committee accepted the reports provided by the Chief Operating Officer.

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.