

**PUBLIC BUILDING COMMISSION OF CHICAGO  
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE  
MEETING HELD ON NOVEMBER 1, 2012**

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

The following Committee members were present:

Commissioner Brazier, Chairman  
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi  
Paul Spieles  
Lori Lypson  
Mary Pat Witry  
Terri Haymaker  
Eileen Ryan  
Rusty Castillo  
Daryl McNabb  
Kim Shamley  
Lisa Giderof  
Jim McConnell  
Ivan Hansen  
Kevin Hall  
Langdon Neal, Neal & Leroy  
Anne Fredd, Neal & Leroy  
Kenneth Newman

The reading of the minutes of the September 20, 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 presented the AO Committee with the following 2012 Third Quarter Staff Report and summarized highlights of the various reports. The Program Cost Status Report showed current program authority in excess of \$2 billion in project development costs, and PBC is currently under budget by 8.17% representing approximately \$182 million under the original undertaking budgets. Including a limited number of budget revisions that have been authorized due to changes in project scope, PBC is under budget by 8.61% representing a variance of \$193 million under the revised undertaking budgets. The Program Cost Effectiveness Report shows change orders for Third Quarter of 2012 was 2.2%. PBC's Indirect Costs average 15.75%, of construction costs. Indirect costs average 12.32% of construction cost on large scale projects exceeding \$50M, well below the industry average of 25%. The Monthly Project Status Report provided a detailed snapshot of each PBC project. The Sustainable Development Third Quarter Status Report provided an individual detailed snapshot of the PBC's LEED certified projects and metrics. MBE commitments for 2012 construction projects were 25.01% for GC projects, 15.86% for JOC projects, and 17.90% for

Special Projects. WBE commitments for 2012 construction projects by type were 5.02% for GC projects, and 21.31 % for JOC contracts and 4.78% for Special Projects. The total commitments for GC, and JOC, and Special Projects were 22.91% MBE and 5.72% WBE. M/WBE Commitments for the two (2) Professional Service Contracts Awarded were 11.79% for MBE's. M/WBE Compliance for construction project completions as of the Third Quarter of 2012 was 29.11% for MBE's and 5.87% for WBE's. M/WBE Compliance for professional service contract awards was 50.56% for MBE's and 9.15% for WBE's. For the Third Quarter of 2012, 24 task orders were issued to Specialty Consultant term contracts with a value of \$972,004.23. 49% of the dollars were awarded to MBE firms, 7% to WBE firms, and 83% of all tasks orders were issued to local firms.

The Executive Director also presented a Benchmarking Analysis which compared PBC's facility development programs to the Los Angeles Unified School District's (LAUSD) New Construction and Renovations Program. As of year-end 2011, the comparative analysis is as follows:

	<b>PBC</b>	<b>LAUSD</b>
Change Order Percentage	2.3%	4-5%
Design Fee	6.22%	6%
Program/Project Management Costs	5.89%	12.7%
Indirect as % of Program/Project	13.32%	19.1%

The reports were accepted

Lori Lypton, 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**

Bell School Elementary School Addition	EDI	\$60,672.00
Edison Park Elementary School	GSG Consultants	\$61,200.00
Boone Clinton/West Ridge Elementary School	GSG Consultants	\$24,920.00
Hale Elementary School Linked Annex	Carlson Environmental	\$80,520.00

**Environmental Demolition and Renovation**

Bell School Addition	EDI	\$57,622.50
Edison Park Elementary School	Accurate/GSG Consultants	\$88,296.00
Hale Elementary School Linked Annex	Terracon Consultants	\$56,940.00

**Geotechnical Services**

Bell School Elementary School Addition	GSG Consultants	\$12,900.00
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**Material Testing**

Jones College Preparatory	GSG Material Testing	\$251,984.50
Lloyd Elementary School Artificial Turf	Terracon Consultants	\$11,248.00
Douglas Artificial Turf Field and Track Renovation	Interra	\$17,550.00



Southwest Area High School

Current Contract Value: \$62,452,000.00 General Construction Contract Contingency Balance: \$902,071.01

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

FO 118 9/27/2012 \$4,624.00 Furnish and install cover plates over unused receptacle and low voltage openings at computer tables. (Client Directed)

FO 121 9/20/2012 \$1,514.00 Vinyl lettering signage revisions. (E/O B List)

FO 125 9/27/2012 \$6,882.00 Revise expansion joint located at column line 10.9/11 on floors 1, 2, and 3. (E/O A List)

Total: \$13,020.00

Back of the Yards High School

Current Contract Value: \$63,822,440.00 General Construction Contract Contingency Balance: \$1,398,692.00

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

FO #14 9/14/2012 \$1,524.00 Provide 480 volt motors and controllers in lieu of 208 volt motors and controllers for the fire pump and jockey pump. (E/O A List)

FO #17 10/25/2012 \$820.00 Revise cabinet unit heaters from wall mounted to ceiling mounted (E/O B List)

FO #19 10/25/2012 \$1,479.00 Add heating coils to VAV 2-10 and 2-11 (E/O B List)

FO #43 10/9/2012 \$4,609.00 Furnish and install additional VAV box to serve Corridor 302. (E/O B List)

FO #68 10/9/2012 (\$3,915.00) At (9) classroom entrance wing walls, leave CMU as installed in lieu of replacing with SGT. (Other)

FO #69 10/4/2012 \$15,004.00 Furnish and install 2 athletic scoreboards in Gym. (Client Directed)

FO #74 9/14/2012 \$11,560.00 Furnish and install (2) W10X77 beams with fireproofing at Stair A. (E/O B List)

FO #75 9/14/2012 \$1,920.00 Lower ceiling and add soffit in Offices 247 and 258 (E/O B List)

FO #76 9/20/2012 (\$773.00) Provide refrigerator for Nurse's Suite 138 (E/O B List)

FO #79 9/27/2012 \$7,339.00 Provide and install in-stream fire dampers at 7 locations (E/O A List)

FO #80 10/18/2012 \$3,872.00 Furnish and install (2) S6 and (2) S9 light fixtures at cantilevered overhangs (E/O B List)

FO #81 10/18/2012 (\$3,835.00) Revise cove framing detail and delete SGT above finished ceiling at mural walls (E/O B List)

Total: \$39,604.00

Jones College Prep High School

Current Contract Value: \$90,980,000.00 General Construction Contract Contingency Balance: \$2,009,724.73

05265 Contractor: C1527 - Walsh Construction Company

FO #52 9/14/2012 \$837.21 Revisions to fire rated partitions. (Other)

FO #57 9/14/2012 \$5,047.46 Hollow metal frame revisions. (E/O B List)

FO #64 10/18/2012 \$17,437.00 Field cut steel plates, and furnish and install steel plates (E/O B List)

FO #65 10/18/2012 (\$974.00) Delete 4 exit signs and associated conduit and wiring (E/O A List)

Total: \$22,347.67

Edgebrook Elementary School Addition

Current Contract Value: \$11,902,204.48 General Construction Contract Contingency Balance: \$55,168.96

05350 Contractor: C1524 - Henry Bros. Company

FO #80 9/14/2012 \$929.00 Provide Bearing plates located within the CMU wall at stair 2 to support intermediate landing. (E/O B List)

FO #81 9/14/2012 \$780.16 Revise soffit and CMU bullnose details. (E/O B List)

FO #82 9/14/2012 \$1,765.64 Provide bull nose corner bead at new walls of the second floor of the existing building. Provide metal trim around each radiant ceiling panel. (E/O B List)

FO #88 9/14/2012 \$605.00 Add additional Exit sign in Corridor 2001. (E/O A List)

FO #90 9/14/2012 \$900.32 Provide Stainless Steel soap dispensers at each of the multi-service sinks in the Boys and Girls toilet rooms (E/O B List)  
FO #93 9/27/2012 \$2,904.51 Provide building utility service, gas and electric for the month of August 2012. (Other)

Total: \$7,884.63

#### Rosenblum Park HS Development

Current Contract Value: \$3,362,763.00 General Construction Contract Contingency Balance: \$87,326.00

05410 Contractor: C1541 - F.H. Paschen/S.N. Nielsen, Inc.

FO #11 10/4/2012 \$13,080.00 Furnish and install an approved or equal baseball in-field clay mix. (Other)

Total: \$13,080.00

#### Onahan Linked Annex

Current Contract Value: \$8,736,775.00 General Construction Contract Contingency Balance: \$304,585.40

05550 Contractor: C1538 - IHC Construction

FO #7 9/18/2012 \$872.00 Install a telephone/data jack, and a duplex electrical outlet in Room 106. (Diff. Site Conditions)

FO #8 9/28/2012 \$114,000.00 Revised CCTV (Closed Circuit Television) specifications. (Client Directed)

FO #9 10/18/2012 \$1,000.00 Add flush concrete curb along east edge of playground. (Diff. Site Conditions)

FO #10 10/18/2012 \$250.00 Add 1 1/2" thick insulation to fire protection pipes located above entrance vestibule 131 A and 131B ceilings. (E/O B List)

FO #11 9/19/2012 \$4,000.00 Install a 24' long x 8' tall partition with a 3' return, mounted with plywood at north wall of electrical room 126 (E/O B List)

FO #13 10/18/2012 \$2,000.00 Increase cabinet partition enclosure height from 8'-0" to 9'-0" and install drywall soffit along south wall of Computer Lab #226. (E/O B List)

Total: \$122,122.00

#### Lloyd ES Artificial Turf

Current Contract Value: \$529,930.00 General Construction Contract Contingency Balance: \$25,000.00

05600 Contractor: C1543 - John Keno & Company Inc.

FO #02 9/14/2012 \$17,423.18 Repair existing collapsed sewer pipe (Diff. Site Conditions)

Total: \$17,423.18

#### Dominguez ES Turf & Playground

Current Contract Value: \$947,516.00 General Construction Contract Contingency Balance: \$30,323.41

05610 Contractor: C1542 - Pan Oceanic Engineering Co.

FO #01 9/27/2012 \$5,965.30 Civil modifications bulletin 1 IFC revisions. (E/O A List)

Total: \$5,965.30

#### Collins High School Renovation

Current Contract Value: \$4,606,597.00 General Construction Contract Contingency Balance: \$75,774.38

05802 Contractor: C1523 - IHC Construction

FO #42 9/27/2012 \$3,446.06 Add new EMT conduit for kiln power connections (E/O B List)

FO #46 9/27/2012 \$1,643.00 Provide exploratory excavation for the relocation of the flagpole (Diff. Site Conditions)

FO #47 10/15/2012 \$676,694.92 Existing swimming pool area restoration work. (Client Directed)

Total: \$681,783.98

#### Air Force Academy Renovation

Current Contract Value: \$5,984,135.00 General Construction Contract Contingency Balance: \$337,186.87

05803 Contractor: C1535 - IHC Construction

FO 29C 10/16/2012 \$10,114.65	Undercut subgrade to accommodate 12 inches of CA-1 at trash enclosure location. (Diff. Site Conditions)
FO 37C 10/4/2012 \$2,857.97	Furnish and install additional light fixtures in Toilet and Locker Rooms (E/O B List)
FO 39C 9/14/2012 \$2,262.07	Trace 4 backfed circuits in Panel L-1 and correct wiring (Diff. Site Conditions)
FO 42C 10/11/2012 \$1,729.64	Furnish and install larger breaker for Booster Pump BP-1 (E/O B List)
FO 46C 10/25/2012 \$1,857.08	Relocate 3 existing power outlets and one existing data outlet (E/O B List)
FO 47C 10/11/2012 \$2,705.07	Furnish and install 2 F6 light fixtures at the parapet walls (E/O B List)
Total: \$21,526.48	

#### Henderson Elementary School Renovation

Current Contract Value: \$8,247,000.00 General Construction Contract Contingency Balance: \$597,087.08

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

FO #6 10/11/2012 (\$10,327.00)	Paint the walls in Boiler Room 006, Storage Room 006B and Coal Room 007 in lieu of resinous coating (E/O B List)
FO #9 9/27/2012 \$521,862.00	Renovate existing Cupola. (Diff. Site Conditions)
FO #16 9/20/2012 (\$3,908.00)	Provide a proposal of credit to eliminate the necessary labor and material required for 16 auditorium seats (Diff. Site Conditions)
FO #24 9/14/2012 \$20,171.80	Piping revisions for boilers. (E/O B List)
FO #25 10/11/2012 \$17,057.00	Remove and replace the existing sidewalk on the North side of the building (Diff. Site Conditions)
FO #40 10/11/2012 \$701.80	Infill the wall at the tack board located in the Kitchen Manager's Office (Diff. Site Conditions)
Total: \$545,557.60	

#### Peck Elementary School Renovation

Current Contract Value: \$10,388,000.00 General Construction Contract Contingency Balance: \$687,368.80

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

FO #10 9/27/2012 \$3,410.00	Plumbing revisions and protect cat mural (Other)
FO #12 9/27/2012 \$211,000.00	Toilet room wall and ceiling revisions (Diff. Site Conditions)
FO #13 10/25/2012 (\$18,440.00)	Provide PVC conduit for the new ComEd service and temporary electrical duct bank in lieu of Rigid, and delete one manhole (Other)
FO #16 9/27/2012 (\$1,750.00)	Delete epoxy floor finish in Electrical Room 019 (Other)
FO #17 9/27/2012 \$3,551.00	Add 6 outlets to warming Kitchen and relocate kitchen equipment (Other)
FO #20 10/9/2012 \$2,069.00	Install new conduit for the existing school marquee sign. (Diff. Site Conditions)
FO #24 10/4/2012 \$2,209.00	Provide additional rebar for the new slab at the wheelchair lift (Diff. Site Conditions)
FO #25 10/4/2012 \$3,493.00	Install sheet metal and reroute existing conduit and new controls piping (Diff. Site Conditions)
FO #26 10/4/2012 \$1,165.00	Provide a cover panel over the fiber-optic conduits in Boys Toilet Room 127 (Diff. Site Conditions)
FO #28 10/25/2012 \$2,749.00	Add rebar at the sump pit in Electrical Room 019 (Other)
FO #31 10/18/2012 \$8,760.00	Revise tunnel roof and provide 2 20' storage containers (Diff. Site Conditions)
Total: \$218,216.00	

#### Engine Company 16

Current Contract Value: \$11,101,462.00 General Construction Contract Contingency Balance: \$125,083.82

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

FO #34 10/23/2012 \$5,200.00	Remove 3-phase exhaust fan and VFD and replace with single phase (E/O B List)
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FO #41 10/25/2012 \$5,011.00 Provide new receptacle in Apparatus Bay Hazardous Material Storage Room (E/O B List)  
 FO #42 10/18/2012 \$5,512.00 Revise the sequence of operation of the water source heat pumps (E/O A List)  
 Total: \$15,723.00

Edgewater Branch Library

Current Contract Value: \$7,722,990.26 General Construction Contract Contingency Balance: \$150,209.13  
 08050 Contractor: C1533R - Burling Builders, Inc.

FO #13 10/4/2012 \$18,791.00 HVAC revisions including VAVs and toilet room exhaust. (E/O B List)  
 FO #16 9/14/2012 \$18,505.00 Revise mechanical room and equipment layout and provide electric water heater in lieu of gas water heater. (Client Directed)  
 FO #20 10/25/2012 \$8,993.00 Provide 5 ea. structural steel supports for elevator guide rails and revise effected partition walls. Eliminate 20 ea. double sided shelving units from the reading rooms. (E/O B List)  
 FO #21 10/4/2012 \$3,611.00 Provide CMU wall bracing at the precast roof deck per RFI 96. (E/O B List)  
 Total: \$49,900.00

Humboldt Park Library Renovation and Addition

Current Contract Value: \$2,660,327.16 General Construction Contract Contingency Balance: \$29,635.95  
 08270 Contractor: C1534 - Tyler Lane Construction, Inc.

FO #21 10/11/2012 \$7,903.38 Provide new trash enclosure, delete gate and frame from existing trash enclosure and replace 28 LF of existing fence. (Client Directed)  
 FO #22 9/27/2012 \$585.00 Furnish and install pressure treated wood blocking below existing stone coping. (Diff. Site Conditions)  
 FO #23 9/14/2012 \$817.00 Install two (2) roof scuppers on the north elevation approximately 6" higher than elevation shown on A-3 (E/O B List)  
 FO #24 9/20/2012 \$0.00 Furnish and install Sanus tilting wall mounted bracket #MT25 in lieu of Chief manufacturing CO. MSRU flat panel fixed wall mount. (E/O B List)  
 FO #26 10/11/2012 \$1,050.24 Furnish and install three (3) #2 grade wires in lieu of three (3) #12 grade wires. (E/O B List)  
 FO #27 10/11/2012 \$740.00 Furnish and install seven (7) new floor box cover and thirteen (13) new outlet receptacles in the reading room. (Diff. Site Conditions)  
 FO #28 10/10/2012 \$7,618.75 Furnish materials, prep and paint existing drywall and new accent walls. (Client Directed)  
 FO #30 10/11/2012 \$7,887.00 Flooring revisions in existing areas. (Client Directed)  
 FO #34 10/10/2012 \$4,096.00 Furnish and install a steel plate type A highway guard rail adjacent to the vinyl fence on the NE side of the project (Client Directed)  
 FO #38 10/18/2012 \$1,940.00 Remove and replace existing exhaust fan EF-3 with a new exhaust fan. (Diff. Site Conditions)  
 FO CO 10/11/2012 \$829.00 Furnish and install two (2) 24" x 24" recessed access panels in Women's toilet room 106N. (Diff. Site Conditions)  
 Total: \$33,466.37

12th District Police Station

Current Contract Value: \$21,836,564.78 General Construction Contract Contingency Balance: \$658,836.38

09070 Contractor: 1514 - Harbour Contractors, Inc.

FO #53 9/14/2012 \$4,000.00	Provide plastic sleeves around VFDs and remove the emergency shower (Other)
FO #55 9/28/2012 \$6,000.00	Provide confined space OSHA safety training. (Other)
FO #59 9/14/2012 \$16,000.00	Revise curb and gutter along Blue Island (E/O A List)
FO #60 9/18/2012 \$1,000.00	Provide 2 additional outlets in Computer Room 224 (E/O B List)
FO #61 10/11/2012 \$1,000.00	Provide one (1) brake metal sill extension above the North Stair landing tube steel framing. (E/O B List)
FO #62 9/18/2012 \$15,000.00	Remove and replace 220 SF of new Sally Port Driveway concrete and revise curb and gutter formwork adjacent to the ROW (E/O A List)
FO #63 9/27/2012 \$0.00	Delete removal and relocation of existing catch basin at 14th Street, and add a new storm water inlet, pipe and restrictor (Diff. Site Conditions)
FO #64 10/11/2012 \$2,800.00	Provide one (1) additional Fallen Officer's Millwork with removable plaques in the Lobby (Client Directed)
FO #65 10/25/2012 \$1,000.00	Relocate Diesel Fuel Fill station from the West exterior wall to the North partial height wall (E/O B List)
FO #66 10/25/2012 \$15,000.00	Provide all piping, fittings, valves, insulation and controls (E/O B List)
Total: \$61,800.00	

31st Street Harbor

Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$481,112.52

11120 Contractor: C1504 - James McHugh Construction Co.

FO 41M 9/27/2012 \$30,523.00	Provide fiber optic cable system (Client Directed)
FO 43M 9/20/2012 \$3,101.00	Provide exit push button and timing module at boaters restrooms (Client Directed)
FO 44M 10/11/2012 \$3,479.00	Provide labor, material and equipment to remove two (2) existing permanent bollards at the sidewalk to the Green Roof and install one (1) collapsible bollard. (Client Directed)
Total: \$37,103.00	

The reports from the Chief Development Officer were accepted.

Next was an approval to convene an Executive Session under the Open Meetings Act to discuss the purchase of property for the Southeast Area Elementary School Project under 2(c)5 of the Open Meetings Act.

Legal Counsel provided a recommendation of a settlement for the purchase price for property located at 20350 South Indianapolis Boulevard for the Southeast Area Elementary School.

At the conclusion of Executive Session the meeting was reconvened and the report was 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.