

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON DECEMBER 27, 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 December 27, 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
Terri Haymaker
Eileen Ryan
Rusty Castillo
Ray Giderof
Lisa Giderof
Todd Rusche
Mimi Simon
Tara Prendergast
Terri Diamond, Neal & Leroy

The reading of the minutes of the November 29, 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.

Erin Lavin Cabonargi, Executive Director presented the AO Committee with an intergovernmental agreement that the PBC is working on with the Metropolitan Water Reclamation District. The PBC will commence its first project for the MWRD, with a series of energy savings projects similar to the energy retrofit completed at the Richard J. Daley Center.

The Executive Director also presented the Year End Report given to the Chairman Rahm Emanuel. This 2012 report included accomplishments, performance metrics and a look-ahead to 2013.

Also discussed was ethics training that will be available this year via webinar, making training more accessible to the Commissioners.

Chairman Brazier commented that he also received information on Public Meetings Act training. Lori Lypson stated that training is managed through Attorney General Lisa Madigan's office and are offered online with a deadline date of 1/31/13.

The Executive Director also presented the bid results received for Alexander Graham Bell Elementary School Linked Annex project. Six bids were received on December 18, 2012. The bids from 6 pre-qualified, and PBC-experienced, bidders were within a tight range where Wight's high bid was less than 4% more than Walsh's low bid. All

bids were significantly higher than the PBC's independent estimate. Walsh's low bid exceeded the estimate (and budget) by almost 15%. PBC completed a re-assessment of the Project Budget to determine whether funds could be re-allocated within the budget so that an award of to the low Bidder. PBC advised CPS that we could make an interim revision to the budget that would enable us to make an award, but that additional funds would be required to complete the required work. Preliminary estimate of additional funds required is \$500,000 (or a revised total project budget of \$10,500,000).

Chairman Brazier requested clarification on the consent order filed with Attorney General's Office regarding Daley Center building audit and IEPA permit fees. Commissioner Randall asked if the PBC received any media inquiries regarding the consent order. Erin Lavin Cabonargi clarified the request and noted that the PBC received two inquiries. The reports from the Executive Director were accepted.

Lori Lyson, 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 Turf	Carnow, Conibear & Assoc.	\$12,845.00
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Environmental Reno & Demo

Henderson Elementary School Reno.	United Analytical Services	\$29,040.00
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Material Testing

Collins High School Reno.	Interra, Inc.	\$9,013.00
Ping Tom Park Fieldhouse	Flood Testing Laboratories, Inc.	\$32,079.10

Traffic Study Services

Chicago Children's Advocacy Center	Gewalt Hamilton Assoc.	\$9,944.00
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The COO also reported on one-year contract extensions for;

- Construction Material Testing and Investigation Services (7 Firms)
 - i. AECOM Technical Services
 - ii. ECS Midwest, LLC
 - iii. Flood Testing Laboratories, Inc.
 - iv. GSG Material Testing, Inc.
 - v. Interra, Inc.
 - vi. SEECO Consultants, Inc.
 - vii. Terracon Consultants, Inc.
- Geotechnical Services (9 Firms)
 - i. AECOM Technical Services
 - ii. ECS Midwest, LLC
 - iii. Environmental Protection Industries
 - iv. Everest Engineering Company
 - v. GEO Services, Inc.
 - vi. GSG Material Testing, Inc.
 - vii. Terracon Consultants, Inc.
 - viii. Wang Engineering, Inc.

- ix. Weaver Boos Consultants North Central

- Environmental Consulting Services-Categories A, B & C (12 Firms)
 - i. AECOM Technical Services
 - ii. CDM Smith, Inc.
 - iii. Carnow, Conibear & Associates, Ltd.
 - iv. Environmental Design International, Inc.
 - v. Environmental Group Services
 - vi. Environmental Protection Industries
 - vii. GSG Consultants, Inc.
 - viii. Kowalenko Consulting Group, Inc.
 - ix. AMEC Environment & Infrastructure, Inc.
 - x. Pioneer Engineering & Environmental Services, Inc.
 - xi. Terracon Consultants, Inc.
 - xii. V3 Companies of Illinois, Ltd.

- Commissioning Authority Services (6 Firms)
 - i. E-Cube, Inc.
 - ii. Farnsworth Group
 - iii. Henneman Engineering
 - iv. Jacobs Engineering Group
 - v. Primera Engineering, Ltd.
 - vi. Sebesta Blomberg & Associates

- Survey Services (10 Firms)
 - i. Ardmore Associates, LLC.
 - ii. D.B. Sterling Consultants, Inc.
 - iii. Dynasty Group, Inc.
 - iv. Environmental Design International, Inc.
 - v. GRAEF-USA, Inc.
 - vi. Homer L Chastain & Associates, LLC.
 - vii. Landmark Engineering, LLC.
 - viii. SPACECO, Inc.
 - ix. Terra Engineering, Ltd.
 - x. V3 Companies of Illinois, Ltd.

- Environmental Consulting Services-Renovation & Demolition (9 Firms)
 - i. Accurate Environmental Solutions/GSG Consultants JV
 - ii. Carnow, Conibear & Associates, Ltd.
 - iii. Environmental Consulting Group, Inc.
 - iv. Environmental Design International, Inc.
 - v. GSG Consultants, Inc.
 - vi. AMEC Environment & Infrastructure, Inc.
 - vii. Terracon Consultants
 - viii. United Analytical Services, Inc.
 - ix. URS Corporation, a Nevada Corp.

- Traffic Study Services (11 Firms)
 - i. AECOM Technical Services
 - ii. Alfred Benesch & Company
 - iii. Civiltech Engineering, Inc.
 - iv. Desman Associates
 - v. HDR Engineering, Inc.
 - vi. Infrastructure Engineering, Inc.

- vii. Kenig, Lindgren, O'Hara, Aboona, Inc.
- viii. Sam Schwartz Engineering, PLLC
- ix. Regina Webster & Associates
- x. TranSystems Corporation
- xi. V3 Companies of Illinois, Ltd.

Commissioner Randall asked if any firms were not recommended and if the firms were required to renew yearly. Chairman Brazier asked if all firms in the report were receiving only one year extensions. Rusty Castillo responded that two firms were not receiving extensions; under the Commissioning Authority Services category, one joint venture firm dissolved since receiving Board approval and under the Survey Services category one consultant decided not to accept the renewal option. Also, all firms accepted one year extensions after reviews and performance evaluations were completed.

The reports from the Chief Operating Officer were accepted.

Next was a report by the Chief Development Officer, Paul Spieles, regarding the following Field Order Report to the committee;

Brighton Park II Area ES

Current Contract Value: \$25,946,626.00 General Construction Contract Contingency Balance: \$73,876.00

05100 Contractor: C1518 - Sollitt/Oakley Joint Venture

FO #62 11/28/2012 \$13,987.60 Teaching wall paint revisions. (E/O B List)

FO #63 11/27/2012 \$5,867.82 Remove 480V power supply and replace with 220V for clothes dryer (Other)

Total: \$19,855.42

Back of the Yards HS

Current Contract Value: \$63,822,440.00 General Construction Contract Contingency Balance: \$1,131,170.00

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

FO #70 12/6/2012 \$20,146.00 Provide and install toilet accessories (Client Directed)

FO #72 12/7/2012 \$7,101.00 Revise the finish of the stainless steel side panels for the MRL passenger elevator from 5WL to Scottish Quad (E/O B List)

FO #88 12/13/2012 (\$14,500.00) Delete football field end zone lettering (Other)

Total: \$12,747.00

Stevenson Linked Annex

Current Contract Value: \$10,396,158.00 General Construction Contract Contingency Balance: \$280,156.00

05560 Contractor: C1539 - F.H. Paschen/S.N. Nielsen, Inc.

FO #13 12/6/2012 (\$830.00) Revise gas meter and piping location from east annex wall to south annex wall, west of stairwell. (Diff. Site Conditions)

FO #15 11/29/2012 \$2,250.60 Provide lockable sliding gate at South entrance to Dishwashing area. (Client Directed)

FO #17 12/6/2012 \$2,287.00 Provide pull box in corridor and access panels in MDF room. (Other)

Total: \$3,707.60

Air Force Academy Renovation

Current Contract Value: \$5,984,135.00 General Construction Contract Contingency Balance: \$302,389.92

05803 Contractor: C1535 - IHC Construction

FO 49C 12/13/2012 \$3,736.90 Remove the beam fire alarm detector and furnish and install 2 heat detectors at the stage area (E/O B List)

Total: \$3,736.9

Henderson Elementary School Renovation

Current Contract Value: \$8,247,000.00 General Construction Contract Contingency Balance: \$315,587.84

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

FO #28 11/29/2012 (\$2,821.00) Delete removal of existing flooring and underlayment in Room 117 (Diff. Site Conditions)

FO #31 12/6/2012 \$10,892.00 Survey kitchen circuitry source (Other)

FO #33 12/5/2012 \$8,048.00 Provide new copper drip edge at existing gutter (Diff. Site Conditions)

FO #43 12/5/2012 \$5,489.74 Provide power to 2 electric exit devices (E/O A List)

FO #46 12/6/2012 \$1,075.00 Provide slip retardant tile in lieu of VCT tile at interior ADA ramp (E/O A List)

Total: \$22,683.74

Peck Elementary School Renovation

Current Contract Value: \$10,388,000.00 General Construction Contract Contingency Balance: \$ 623,294.62

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

FO #32 11/29/2012 \$1,450.00 Install insulated panel in Principal's Toilet Room (Client Directed)

FO #33 12/13/2012 \$3,924.50 Light fixture revisions in stairways (E/O A List)

FO #35 12/13/2012 \$2,775.00 Provide a new heat pump for the Building Engineer's office (E/O B List)

FO #36 12/13/2012 \$1,488.00 Provide and install VCT tile and subfloor in the elevator (E/O B List)

Total: \$9,637.50

Edgewater Branch Library

Current Contract Value: \$7,722,990.26 General Construction Contract Contingency Balance: \$131,255.78

08050 Contractor: C1533R - Burling Builders, Inc.

FO #29 12/13/2012 \$5,170.00 Provide beacon light fixtures at 2 flagpoles. (E/O B List)

Total: \$5,170.00

Humboldt Park Library Renovation and Addition

Current Contract Value: \$2,660,327.16 General Construction Contract Contingency Balance: \$2,379.24

08270 Contractor: C1534 - Tyler Lane Construction, Inc.

FO #44 12/6/2012 \$6,765.45 Adjust 13 existing floor access panel covers. (E/O B List)

Total: \$6,765.45

12th District Police Station

Current Contract Value: \$ 21,836,564.78 General Construction Contract Contingency Balance: \$ 656,542.35

09070 Contractor: C1514 – Harbour Contractors, Inc..

FO #69 12/13/2012 (\$7,360.00) Delete return isolation dampers and associated controls for AHUs 1 and 2, and revise the sequence of operation (Other)

FO #70 12/13/2012 \$1,800.00 Provide software update for the indoor wireless access point Cisco equipment (Other)

Total: (\$5,560.00)

31st Street Harbor

FO 65M 11/29/2012 \$17,802.00 Televiser existing storm outfall piping within Fort Dearborn Parking Lot and provide exploratory excavation (Diff. Site Conditions)

Total: \$17,802.00

Douglas Park Artificial Turf

Current Contract Value: \$1,401,650.00 General Construction Contract Contingency Balance: \$ 30,310.78

11180 Contractor: C1544 - J.E.M. Morris Construction, Inc.

FO #09 12/6/2012 \$7,500.00 Furnish and install cage fencing for the distribution and lighting control panels
(Client Directed)

Total: \$7,500.00

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:

Legal Counsel provided a recommendation of a Proposed Settlement with Chicago Title Insurance Company and WT Land Surveying Inc. relating to an error in the title policy and survey for the property acquired for the Calmecca Academy located at 37th and Homan Avenue.

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.