

**PUBLIC BUILDING COMMISSION OF CHICAGO MINUTES  
OF THE ADMINISTRATIVE OPERATIONS COMMITTEE  
MEETING HELD ON AUGUST 1, 2013**

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 August 1, 2013 at 1:00 p.m.

The following Committee members were present:

Chair: Commissioner Dr. Byron T. Brazier  
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi  
Lori Lypson  
Paul Spieles  
Eileen Ryan  
Mary Pat Witry  
Daryl McNabb  
Rusty Castillo  
Lisa Giderof  
Langdon Neal, Neal & Leroy

The reading of the minutes of the May 30, 2013 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.

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 Executive Director presented the AO Committee 2013 Mid-Year (Q2) Staff Report which included the following: Executive Summary Report; Program Forecast Report; Market Conditions Report; Program Cost Status Report; Program Cost Effectiveness Report; Monthly Project Status Report; Sustainable Development Q2 2013 Status Report; M/WBE Commitment Reports; M/WBE Compliance Reports; and Specialty Consultants Q2 2013 Award and Commitment Report.

Highlights of the various reports are summarized as follows: The Program Forecast Report included milestones for projects in construction (13 projects), design (4 projects) and planning (6 projects). The Program Cost Status Report showed current program authority in excess of \$2.6 billion in project development costs, and PBC is currently under budget by 7.20% representing approximately \$187.8 million under the original undertaking budgets. Including a limited number of budget revisions authorized due to changes in project scope, PBC is under budget by 7.58% representing a variance of \$199 million under the revised undertaking budgets. The Program Cost Effectiveness Report shows change orders for Q2 2013 for construction projects was 3.0%. PBC's Indirect Costs average 16.48%, of construction costs. Indirect costs average 12.35% of total project cost on large scale projects exceeding \$50M, below the industry average of 25%. The Monthly Project Status Report provided a detailed

snapshot of each PBC project. The Sustainable Development Report through Q2 2013 indicated that PBC has achieved LEED Certification on 57 municipally-owned projects, with an additional 21 registered projects. MBE commitments through Q2 2013 were 25.58 % for GC projects, 22.02% for JOC projects, and 28.92% for Design Build. WBE commitments through Q2 2013 for construction projects by type were 4.47% for GC projects, and 17.21% for JOC contracts, and 8.84% for Design Build. The total commitments for GC, JOC and Design Build were 25.84% MBE and 6.85% for WBE. M/WBE Commitments for Professional Service Contracts Awarded through Q2 2013 were 28.69% for MBE's and 22.92% for WBE's. M/WBE Compliance for construction projects completed through Q2 2013 was 52.80% (as amended) for MBE's and 4.86% for WBE's. M/WBE Compliance for professional service contracts for projects completed through Q2 2013 was 47.43% for MBE's and 9.70% for WBE's. During Q2 2013, 13 task orders were issued to Specialty Consultant term contracts with a value of \$1,111,254.38. Thirteen percent (13%) of the dollars were awarded to MBE firms, 27% to WBE firms.

The reports by the Executive Director were accepted.

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

• Environmental ABC Services	
Chinatown Branch Library	\$59,687.50
Chinatown Branch Library	\$40,862.50
• Environmental Renovation/Demolition Services	
Coonley Elementary School Addition	\$20,825.00
Lakeview HS STEM Renovation	\$87,684.00
• Construction Material Testing Services	
Mt. Greenwood Linked Annex	\$1,624.75
Lakeview HS STEM Renovation	\$28,747.00
• Surveyor Services	
2013 School Investment Program	\$17,700.00
2013 School Investment Program	\$42,200.00

The COO provided the recommendation to appoint Wight & Company to provide design/build services for the Chinatown Branch Library in the amount of \$479,000.00, which will include compensation for completing of design services up to 50% design development.

The final report from the COO was the recommendation of pre-qualification of contractors for the Chicago Children's Advocacy Center Renovation and Addition Project. Twelve contractors submitted qualifications and eight met or exceeded all published evaluation criteria. The following are being recommended; K.R. Miller Contractors, Inc.; Blinderman Construction Company, Inc.; The Lombard Company; Burling Builders, Inc.; FH Paschen SN Nielsen & Associates; Powers & Sons Construction Company; IHC Construction Companies, LLC; and The George Sollitt Construction Company.

The reports were accepted.

Next was a report by the Chief Development Officer, Paul Spieles, regarding a recommendation concerning proposed amendments to professional service agreements as follows:

<b>Consultant</b>	<b>Project</b>	<b>Amount</b>
STL Architects, Inc. (AOR)	Back of the Yards HS	\$5,925.00
Midwest Office Interior (FF&E)	Back of the Yards HS	\$41,022.00
Lohan Anderson (AOR)	Edgewater Br. Library	\$32,033.75
AECOM (AOR)	31 <sup>st</sup> Street Harbor	\$99,079.00
Carnow, Conibear & Associates (Program wide term agreement, Environmental Consultant Renovation and Demolition)		\$300,000.00
GSG Consultants, Inc. (Program-wide term agreement for Environmental Consultant Renovation and Demolition)		\$1,400,000.00
Illco, Inc. (Window mounted air conditioning units and accessories)	CPS School Investment	\$103,759.20

The Chief Development Officer reported on proposed change orders for the August 20, 2013 Board meeting as follows

<b>Contractor</b>	<b>Project</b>	<b>Amount</b>
Sollitt/Brown & Momen JV	Back of the Yards HS	\$27,773.00
Sollit/Oakley JV	Brighton Park II ES	credit (\$689,929.65)
F.H. Paschen/S.N. Nielsen	Durkin Park ES Linked Annex	credit (\$314,446.11)
F.H. Paschen/S.N. Nielsen	Stevenson ES Linked Annex	credit (\$228,596.00)
F.H. Paschen/S.N. Nielsen	Rosenblum Park Development	credit (\$195,554.33)
F.H. Paschen/S.N. Nielsen	Henderson ES Renovation	credit (\$50,000.00)
F.H.Paschen/S.N Nielsen	Kelly Curie Gage Park HS	\$4,822.08
Sollitt/Brown & Momen JV	South Shore HS	\$18,593.00
F.H. Paschen/S.N. Nielsen	Gwendolyn Brooks Academy	\$112,500.00
F.H. Paschen/S.N. Nielsen	Southwest Area HS	\$532,571.91
Burling Builders	Edgewater Branch Library	credit (\$133,304.73)
McHugh Construction	31 <sup>st</sup> Street Harbor – Landside	\$133,361.11

The CDO provided the following Field Order report to the committee.

Back of the Yards High School

Current Contract Value: \$63,833,513.00 General Construction Contract Contingency Balance: \$94,013.00

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

FO 103 7/11/2013      \$3,041.00      Provide 100 amp in lieu of 30 amp electrical feed from electrical panel DP-LB1 to duplex water booster pump (HP-1) located in Mechanical Room 003. (E/O B List)

FO 108 5/30/2013      \$24,672.00      Replace approximately 150 feet of curb and gutter along Hoyne (Other)

FO 112 7/15/2013	\$40,898.00	Computer Lab Distance Learning Room 179 revisions. (Client Directed)
FO 113 7/12/2013	\$12,995.00	Abandon and backfill discovered drainage structure and remove associated pipe. (Diff. Site Conditions)

Total: \$81,606.00

Jones College Prep Replacement HS

Current Contract Value: \$90,480,000.00 General Construction Contract Contingency Balance: \$1,561,025.61

05265 Contractor: C1527 - Walsh Construction Company

FO 100 7/15/2013	\$35,862.00	Furnish and install cementitious patch at ERS blockout in the basement perimeter walls. (Other)
FO 103 6/6/2013	\$975.20	Field modifications to hollow metal window frame B100-D. (E/O B List)
FO 113 7/12/2013	\$294,795.04	Low voltage connection conduits to the existing Jones facility. (Client Directed)
FO 117 6/27/2013	\$132,110.34	Electric and casework revisions required to revise room 442 to a pre-engineering classroom. (Client Directed)
FO 124 5/31/2013	\$6,557.24	Partition and fascia revisions. (E/O B List)
FO 126 7/8/2013	\$15,898.81	Surface cladding revisions. (E/O B List)
FO 130 5/30/2013	\$21,384.92	Furnish and install acoustical box out enclosures where the structural steel beams depth results in penetration of the above finish ceiling acoustic isolation gypsum board assembly. (E/O B List)
FO 141 6/6/2013	\$6,466.00	Guardrail revisions at landing of Spiral Stair #1. (E/O A List)
FO 142 6/11/2013	(\$4,813.99)	Delete alley paving, concrete walk paving, install flagpole and 30 bikeracks, fabrication and installation of fence and gate, and add temporary asphalt. (Other)
FO 145 6/27/2013	\$126,776.61	AI Phone and Intercom System Revisions for interface between new and existing facilities. (Client Directed)
FO 146 7/15/2013	\$43,944.95	Fencing, gate panel, and gate device hardware revisions at North Plaza. (Client Directed)
FO 149 6/27/2013	\$28,245.00	Fire alarm panel revisions for interconnection between new and existing facilities. (Client Directed)
FO 150 7/15/2013	\$6,095.00	Furnish and install fire rated joint caulking at horizontal joints at each floor level, north and south walls of Stairs 1 and 2. (E/O B List)
FO 153 6/27/2013	\$8,967.60	Roofing termination revisions at Penthouse. (E/O B List)
FO 154 6/27/2013	\$6,241.28	Fabricate and install venting for the secondary containment provision of the generator day tank. (E/O B List)
FO 157 7/12/2013	\$23,551.08	Floor transition and slope revisions. (E/O B List)
FO 158 7/15/2013	\$12,319.85	Clock mounting revisions. (E/O B List)
FO 159 7/11/2013	\$11,558.00	Furnish and install surface mounted toilet paper holders at all water closet locations. (E/O B List)
FO 162 6/27/2013	\$12,525.23	Fabricate and install galvanized HSS 8X6X5/16" on E line between grid 11.6 and 12. (E/O B List)
FO 166 7/11/2013	\$6,977.16	Auditorium speaker grille cover and control room window mark 214C revisions. (E/O B List)
FO 168 7/18/2013	\$20,001.30	Hardware changes to doors at Stair 1 and 2 to achieve an ADA minimum width of door openings. (E/O AList)

Total: \$816,438.62

Onahan Linked Annex

Current Contract Value: \$8,736,775.00 General Construction Contract Contingency Balance: \$153,514.00

05550 Contractor: C1538 - IHC Construction

FO #25 6/27/2013	\$4,139.30	Add a 10' wide gravel path extending from the existing north east corner of the faculty parking lot to the ball fields. Remove the path at the time scheduled landscaping is installed. (Diff. Site Conditions)
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Total: \$4,139.30

Edison Park Elem School Linked Annex

Current Contract Value: \$10,403,082.00 General Construction Contract Contingency Balance: \$300,000.00

05650 Contractor: C1547 - Walsh Construction Company of Illino

FO #05 7/22/2013 \$1,600.00 Demo existing limestone sill at west entrance to vestibule 119A. Provide concrete infill at same location. (Diff. Site Conditions)

FO #07 7/22/2013 \$1,000.00 Door and detail revisions. (E/O A List)

Total: \$2,600.00

Higgins ES Roof Replacement

Current Contract Value: \$1,512,000.00 General Construction Contract Contingency Balance: \$50,000.00

05670 Contractor: C1551 - F.H. Paschen/S.N. Nielsen, Inc.

FO #01 7/12/2013 \$47,142.00 Undercut, roadway, and parking lot revisions. (Diff. Site Conditions)

Total: \$47,142.00

Lake View HS STEM Renovation

Current Contract Value: \$6,256,800.00 General Construction Contract Contingency Balance: \$300,000.00

05700 Contractor: C1553 - Friedler Construction Company

FO #2 7/12/2013 (\$227.00) Provide changes to the drawings as required by permit review (E/O A List)

FO #3 7/8/2013 \$14,435.30 Supply gas valve revisions for Kitchen equipment & food service line and double door revisions at dining area entrance. (Client Directed)

FO #5 7/8/2013 \$9,680.00 Remove lead contaminated soil in Room 060 and dispose of at a licensed Subtitle C landfill. (Diff. Site Conditions)

FO #6 6/24/2013 \$14,580.50 Lead based paint mitigation/abatement in Auditorium and Balcony ceilings. (Diff. Site Conditions)

FO #7 7/12/2013 \$10,745.00 Construct CMU partition walls at girl's shower room (2 walls, 16' x 9' each) and boy's shower room (one wall, 11' x 12') with openings for pipe, conduit, and duct penetrations. (E/O A List)

FO #9 7/15/2013 \$3,969.00 Remove and replace deteriorated toilet drain pipes (4", 6 feet each) and associated fittings at bathrooms C100 and C300. Remove and repair concrete decking as necessary to effect the required replacement. (Diff. Site Conditions)

Total: \$53,182.80

Air Force Academy Renovation

Current Contract Value: \$5,984,135.00 General Construction Contract Contingency Balance: \$215,800.38

05803 Contractor: C1535 - IHC Construction

FO 62C 5/29/2013 \$6,395.45 Furnish and install a diffuser in Room 106 and access panels in the attic north of Stair B. Provide necessary repairs to toilet exhaust fan in attic. (Diff. Site Conditions)

Total: \$6,395.45

Henderson Elementary School Renovati

Current Contract Value: \$8,247,000.00 General Construction Contract Contingency Balance: \$65,833.82

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

FO #42 7/12/2013 (\$600.85) Eliminate the bypass and isolations valves, as well as the pressure and temperature taps for the Typical Cabinet Heater Heating Coil Piping Detail (E/O B List)

Total: (\$600.85)

Edgewater Branch Library

Current Contract Value: \$7,900,565.31 General Construction Contract Contingency Balance: \$34,784.62

08050 Contractor: C1533R - Burling Builders, Inc.

FO #56 6/6/2013	\$3,014.00	Provide additional handrail support at stair 1. (E/O B List)
FO #62 6/20/2013	\$0.00	Reduce the caliper size of 4 ea Imperial Honey Locust trees in the Public Right of Way along Broadway. (Other)

Total: \$3,014.00

Ping Tom Park Field House

Current Contract Value: \$11,879,517.06 General Construction Contract Contingency Balance: \$19,035.54

11170 Contractor: PS1922C - Wight & Company

FO #03 6/27/2013	\$16,000.00	Remove unsuitable soils. (Diff. Site Conditions)
FO #07 6/13/2013	\$8,240.44	Furnish and install permanent lighting to three (3) exterior flag poles. (Client Directed)
FO #08 6/13/2013	\$5,000.00	Add permit fee for the water tap service. (Other)
FO #09 7/3/2013	\$4,700.00	Door closer specification revisions (Client Directed)
FO #10 6/26/2013	\$150,000.00	Remove concrete vault and unsuitable soil in pool area. (Diff. Site Conditions)

Total: \$183,940.44

The reports from the Chief Development Officer were accepted

The meeting was adjourned.