

PUBLIC BUILDING COMMISSION OF CHICAGO MINUTES OF
THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON APRIL 1, 2014

DRAFT

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 April 1, 2014 at 1:00 p.m.

The following Committee members were present:

Dr. Byron Brazier
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Lori Lypson
Terri Haymaker
Mary Pat Witry
Eileen Ryan
Art Del Muro
Daryl McNabb
Ilyas Lakada
Lisa Giderof
Patricia Montenegro
Anne Fredd, Neal & Leroy
Langdon Neal, Neal and Leroy

The reading of the minutes of the February 27, 2014 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 advised the AO Committee regarding the status of various awards to PBC including the selection as a finalist for the Chicago Building Congress (CBC) 2014 Merit Award for the Ping Tom Memorial Park Fieldhouse ("Projects under \$15 Million category), and Back of the Yards Campus and Jones College Prep High School ("New Construction Projects over \$55 Million category). In addition, the National Association of Environmental Professionals has selected PBC's Environmental Program with respect to the Back of the Yards Campus and the Whitney Young Library projects for excellence in the award category of environmental stewardship. Finally, the Executive Director provided an update on the solicitation of proposals from firms to be included in PBC's Architect of Record Database and advised the Commissioners that 87 submittals had been received.

The Committee accepted the Executive Director's Report.

The Chief Operating Officer, Lori Lybson reported on the five task orders awarded against term contracts as follows;

1. Environmental ABC services
Payton College Prep High School Annex
AMEC environmental & Infrastructure, Inc. \$211,500.00
2. Geotechnical services
Lincoln Elementary School Annex
Weaver Boos Consultants \$31,613.00
3. Material Testing services
Coonely Elementary School Addition
K&S Engineers \$25,715.00
4. Coonley Elementary School Addition
GSG Material Testing, Inc. \$155,070.00
5. Surveyor Services
Southwest Area Elementary School
Landmark Engineering, Inc. \$211,500.00

The COO also reported on the following professional service appointments as follows;

Recommendation to appoint Midwest Office Interiors, Inc. to provide furniture and equipment for the Albany Park Branch Library for the sum of \$186,368.78.

Recommendation to appoint Weaver Boos Consultants to provide Environmental Technical Review Services to the Public Building Commission for a two year term with one year option to renew for an amount not to exceed \$250,000.00.

Recommendation to appoint Synapse to provide database development and maintenance services for two years with one year option to renew for an amount not to exceed \$100,000.00.

The COO reported on the recommendation to approve the following contractors as pre-qualified to bid on four upcoming projects.

Lincoln Elementary School and Payton College Prep High School – 6 contractors were found eligible to bid as follows;

1. George Sollitt Construction Co.
2. Old Veteran Construction, Inc. (MBE)
3. K.R. Miller Construction, Inc.
4. IHC Construction Companies, LLC
5. Blinderman Construction Co., Inc.
6. Paschen Millhouse JV III (MBE)*

Oriole Park Elementary School and Wildwood Elementary School - 12 contractors were found eligible to bid as follows;

1. George Sollitt Construction Co.
2. Old Veteran Construction, Inc. (MBE)
3. K.R. Miller Construction, Inc.
4. IHC Construction Companies, LLC

5. Friedler Construction Co.
6. Blinderman Construction Co., Inc.
7. Henry Bros. Co.
8. Paschen Millhouse JV III (MBE)*
9. All-Bry Construction Co.
10. Burling Builders, Inc. (MBE)
11. Gilbane Building Co.
12. Wight Construction Services, Inc.

*Firm submitted as a JV. One of the ventures is a minority-owned business enterprise.

The committee accepted the reports from the Chief Operating Officer.

The Chief Development Officer Paul Spieles reported on the following amendment;

Wiss, Janney, Elstner Associates, Inc.	Solario High School	\$75,000.00
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The Chief Development Officer also provided the following Field Order Report;

Chicago Children's Advocacy Center Addition

Current Contract Value: \$7,145,034.00 General Construction Contract Contingency Balance: \$200,000.00

04011 Contractor: C1555

FO 002 3/6/2014 \$2,300.00	Revise Existing Conduit at South Entrance (Diff. Site Conditions)
FO 006 3/6/2014 \$2,400.00	Underground catch based and sewer piping at North End of site. (Diff. Site Conditions)

Total: \$4,700.00

Jones College Prep Reno Existing HS

Current Contract Value: \$3,699,800.00 General Construction Contract Contingency Balance: \$398,637.00

05267 Contractor: C1554R - Friedler Construction

FO 02F 3/13/2014 \$5,445.00	Ceiling height and Mechanical Equipment changes (E/O B List)
FO 06F 3/20/2014 \$13,995.00	Install new panel board and conduit (Other)

Total: \$19,440.00

Bell School Addition

Current Contract Value: \$7,292,000.00 General Construction Contract Contingency Balance: \$51,777.84

05530 Contractor: C1545R - Wight Construction Services, Inc.

FO #17 3/11/2014 \$5,284.00	Install exterior sign (Other)
FO #18 3/17/2014 \$989.40	Install correct roof hydrant (E/O B List)

Total: \$6,273.40

Edison Park Elem School Linked Annex

Current Contract Value: \$10,403,082.00 General Construction Contract Contingency Balance: \$267,052.00

05650 Contractor: C1547 - Walsh Construction Company of Illinois

FO #31 3/20/2014 (\$2,000.00)	Delete Duct Detector and Annunciator Panels not installed or needed in Mechanical Room (E/O B List)
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Total: (\$2,000.00)

IHC Construction Company
Coonley Elementary School Addition
Current Contract Value: \$10,777,000.00 General Construction Contract Contingency Balance: \$300,000.00
05680 Contractor: C1556-001
FO 001 3/13/2014 \$29,282.00 Revisions from the Issue for Bid set of drawings to the Issue for Construction set,
including Code revisions and drawing coordination. (E/O A List)
FO 002 3/13/2014 (\$13,552.00) Locker and Tackboard Revisions. (Client Directed)
FO 003 3/13/2014 \$2,252.00 Area of Rescue Assistance Panel Revisions. (E/O A List)
Total: \$17,982.00

The Committee accepted the reports from the Chief Development Officer.

The final report was presented by Langdon Neal, PBC Legal Counsel, who advised the AO Committee regarding attendance by non-Board members at closed sessions of the Board of Commissioners under the Open Meetings Act. The Board is authorized to use its discretion in determining which non-Board members may attend a closed session. Invitees may include PBC staff needed to record the proceedings or other invitees who can assist the Board with its discussion and answer any questions that the Board may have on the subject for which the meeting is properly closed. The Executive Director may recommend to the Board, subject to the Board's approval, non-Board member(s) to be invited to attend a closed session meeting of the Board or the Board's Committees.

Such invitees may include but are not limited to: (1) the PBC's Executive Director; (2) the PBC's general counsel and members of its firm; 3) PBC staff who are attorneys or PBC staff who are needed to record the proceedings; (4) PBC staff or other invitees who can assist the Board with its discussions and answer any questions that the Board may have on the subject for which the meeting is properly closed; or (5) the PBC's Officers.

The Committee accepted the report by Legal Counsel

The meeting was adjourned.