

PUBLIC BUILDING COMMISSION OF CHICAGO MINUTES OF
THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON MAY 8, 2014

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 May 8, 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
Raven DeVaughn
Ilyas Lakada
Lisa Giderof
Ray Giderof
Molly Sullivan
Patricia Montenegro
Orestes Ruffin, MB Real Estate
Anne Fredd, Neal & Leroy
Langdon Neal, Neal & Leroy

The reading of the minutes of the April 1, 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 Ribbon Cutting for Bell Elementary School and the bid opening for the Turf Field at National Teachers Academy (Jones Field). She also presented the following 2014 Q1 Staff Reports: Executive Summary Report; Program Cost Performance Report; Program Cost Effectiveness Report; Active Project Status Report; Environmental Sustainability Report; and Economic Sustainability Report.

The Executive Director summarized highlights of the various reports. The Program Cost Status Report showed current program authority in excess of \$2.7 billion in project development costs for 2014 Q1, and projects are trending under budget by 7.51% representing a variance of approximately \$204 million under the current budgets. For Q1 2014, the PBC's budget to actual variance for active capital construction projects is less than 2%.

The Program Cost Effectiveness Report shows change orders for projects completed in 2013 and currently in

construction is 1.8%. The projected change orders for such projects is 3.1%, which rates are within the industry standard change order percentage of 3.5%. PBC's Indirect Costs average 16.39%, of construction costs, below the industry average of 35%. For large projects in excess of \$50 M, indirect costs average 13.75%. The Q1 2014 Project Status Report provided a detailed snapshot of each active PBC project. The Environmental Sustainability Report through Q1 2014 indicated that PBC has achieved LEED Certification on 62 municipally-owned projects, with an additional 21 registered projects. The Economic Sustainability Report for M/WBE participation and Workforce (Equal Employment Opportunity) goals for the one project completed in 2014 (Bell Elementary School showed total M/WBE Participation Achieved to date on General Construction and Professional Service contracts was 41.77%.

The Executive Director's reports were accepted.

Next, Daryl McNabb, Director of Finance, provided status reports on the Richard J. Daley Center Budget and the PBC Administrative Budget for Q1 2014. He advised the Commissioners regarding variances in the Daley Center Budget on various categories including Repairs and Maintenance, Utilities Expense and Administrative Expenses. Factors contributing to such variances were discussed by Mr. McNabb and the Property Manager, Orestes Ruffin. The Commissioners were advised that sufficient funds have been budgeted in the 2014 Daley Center Budget to pay any potential shortfall during the remainder of the year. Mr. McNabb also summarized the Q1 2014 Administrative Expense Budget and advised that costs are trending below the 2014 budget. There was also a detailed discussion of the impact of Anticipated Work in Place (WIP) on the Administrative Expense Budget and projections for the current and future years.

The reports from the Director of Finance were accepted.

Next Lori Lybson, the Chief Operating Officer provided the following reports;

Report on eight task orders awarded to Specialty Consultants for the following services and projects:

- Oriole Park ES Annex- Environmental ABC services & Environmental Reno/Demo Services
- Lincoln ES Annex – Environmental ABC services
- Wildwood ES Annex – Environmental ABC services & Environmental Reno/Demo services
- Southwest Area ES- Geotechnical services
- Chicago Children's Advocacy Center Addition- Material Testing services & Surveying services

Appointment of Concord Group to provide cost estimating services for a two (2) year term with the option to extend an additional year for an amount not to exceed \$250,000 over the term of the agreement.

Appointment of Multivista Construction Documentation to provide photographic documentation services to the PBC for a term of two (2) years with the option to extend an additional year for an amount not to exceed \$150,000 for the initial two (2) year term.

Appointment of SMNG-A Architects, Ltd. as Architect of Record for the Southeast Area Elementary School for an estimated fee to be negotiated and STR Partners LLC as Architect of Record for the Southwest Area Elementary School for an estimated fee to be negotiated.

The AO Committee accepted the reports from the Chief Operating Officer:

The Chief Development Officer made the following recommendations;

Recommendation to approve proposed change orders for the following projects:

IHC Construction Companies, LLC	Onahan ES Linked Annex	(\$541,915.80) credit
F.H. Paschen/SN Nielsen	Gwendolyn Brooks Addition	\$35,455.65
F.H. Paschen/SN Nielsen	Solorio High School	\$290,727.00
Wight & Co.	Ping Tom Memorial Field House	\$21,873.80
McHugh Construction	31 st Street Harbor – Landside	\$388,395.20

The AO Committee was advised that 23 field orders were issued involving the following projects:

Children's Advocacy Center Addition

Current Contract Value: \$7,145,034.00 General Construction Contract Contingency Balance: \$186,717.95

04011 Contractor: C1555 - IHC Construction Company, LLC

FO 001 3/27/14	\$13,800.00	Bulletin 1 Revisions for IFC Drawings (E/O A List)
FO 003 4/8/14	\$2,300.00	Revise HVAC and Electric for Rooms #1258 & #1260 (Client Directed)
FO 004 4/3/14	\$12,600.00	Coordinate MEP between the Addition & Existing Building (E/O B List)
FO 007 4/10/14	\$6,200.00	Relocate conduits and sewer. (Diff. Site Conditions)
FO 008 4/10/14	\$3,600.00	Revise door frames from Frame Type "F2" to Type "F3." (E/O B List)
FO 009 4/10/14	\$3,400.00	Revise floor and wall tiles in existing toilet rooms 1004 and 1006 and adjacent corridor. (E/O B List)
FO 010 4/3/14	\$5,000.00	Televise drains at North and South Courtyard to determine drainage issues. (Diff. Site Conditions)
FO 011 4/17/14	\$3,950.00	Relocate existing homerun conduit and wire at Reception Room 1080 and Room 1079. (Diff. Site Conditions)
FO 012 4/24/14	\$12,600.00	Re-route storm water drainage pipe from the existing building North Courtyard Catch Basin to the South Courtyard Catch Basin. (Diff. Site Conditions)
FO 013 4/24/14	\$19,000.00	Re-route the sanitary waste line for the building addition and existing building mechanical room drains. (Diff. Site Conditions)
FO 014 4/24/14	\$6,600.00	Electrical device revisions and relocations. (Other)
Total: \$89,050.00		

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 Company

FO 07F 4/3/2014	\$69,960.00	Re-insulate piping (Other)
FO 08F 4/3/2014	\$7,336.00	Restore power to kitchen and baths (Other)
Total: \$77,296.00		

Chicago Vocational Career Academy

Current Contract Value: \$55,764,000.00 General Construction Contract Contingency Balance: \$1,300,000.00

05620 Contractor: C1557 - George Sollitt / Oakley Construction Joint Venture

FO 007 4/24/2014	\$58,272.00	Furnish and install temporary shoring for columns at Area C, Lower Level (Diff. Site Conditions)
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Total: \$58,272.00

Hale Elementary School Linked Annex

Current Contract Value: \$11,816,316.68 General Construction Contract Contingency Balance: \$223,610.09

05640 Contractor: C1546 - Walsh Construction Company

FO 011 4/10/2014 (\$7,464.00) Parkway tree revisions and signage/electrical changes at Door 110B. (E/O B List)

FO 025 4/3/2014 \$4,961.00 Furnish and install blocking and 1/8" aluminum angles between the shower enclosures and the masonry walls in Rooms #219 and #319. (E/O B List)

FO 029 4/3/2014 \$4,283.00 Remove and replace CUH (Cabinet Unit Heater) in north vestibule. (E/O A List)

FO 030 4/3/2014 \$1,781.00 Stair finish revisions at Stair C and intermediate landings of Stair A and B. (Other)

FO 041 4/17/2014 \$5,000.00 Work to complete required scheduled abatement activities. (Other)

FO 042 4/24/2014 \$3,799.00 Furnish and install man hole cover, raise sewer invert to finish grade and repair structure as required. (Diff. Site Conditions)

Total: \$12,360.00

Lake View HS STEM Renovation

Current Contract Value: \$6,256,800.00 General Construction Contract Contingency Balance: \$112,686.27

05700 Contractor: C1553 - Friedler Construction Company

FO #44 4/3/2014 \$15,236.60 Provide steel reinforcing for 27 non "back-to-back" lockers in girl's locker room 103. (Other)

Total: \$15,236.60

Albany Park Branch Library

Current Contract Value: \$7,915,000.00 General Construction Contract Contingency Balance: \$300,000.00

08130 Contractor: C1550 - Wight Construction Services, Inc.

FO # 5 4/8/2014 \$20,715.58 Upgrade specified desk top self-check system from R-Series to V-Series Model. (Client Directed)

FO 008 4/10/2014 \$4,177.00 Furnish and install Integral pigmented CMU block in lieu of specified painted block. (Other)

Total: \$24,892.58

The AO Committee accepted the following reports by the Chief Development Officer.

The meeting was adjourned.