

PUBLIC BUILDING COMMISSION OF CHICAGO MINUTES OF
THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON JULY 31, 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 July 31, 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
Raven DeVaughn
Lisa Giderof
Daryl McNabb
Ivan Hansen
Langdon Neal, Neal & Leroy
Orestes Ruffin, MB Real Estate

The reading of the minutes of the June 26, 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 Formulation Request from the Village of Clarendon Hills for a Phase I Traffic Engineering Study for the railroad crossing at Prospect Avenue.

She also presented the following 2014 Q2 Staff Reports: The Executive Director summarized highlights of the various reports. The Program Cost Status Report showed PBC's multi-year program authority in excess of \$2.7 billion in project development costs and projects are trending under budget by 9.74% representing a variance of approximately \$269 million under the current budgets. For Q2 2014, the PBC's budget to actual variance for active capital construction projects is less than 1%. The Program Cost Effectiveness Report shows change orders for projects recently completed and those currently in construction is 2%. The projected change order % for such projects is 3.5%, which rates are within the industry standard change order percentage of 3-5%. PBC's Indirect Costs average 16.20%, of construction costs, below the industry average of 25%. For large projects in excess of \$50 M, indirect costs average 13.62%. The Q2 2014 Project Status Report provided a detailed snapshot of each active PBC project. The Environmental Sustainability Report through Q2 2014 indicated that PBC has achieved LEED Certification on 64 municipally-owned projects, with an additional 19 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 37.55%. The Executive Director's reports were accepted.

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The Director of Finance provided the Q2 report for the Daley Center operating budget and the PBC Administrative Expense budget. For the Daley Center, the only significant variance continues to be utility expense, following the severe and prolonged conditions of the past winter. The variance has been mitigated somewhat by recent mild weather. Reserves from prior years' operating salvage will cover any variance that remains by the end of 2014. For the PBC Administrative Expense budget, the financial performance compares favorably with 2013 and with 2014 budgeted levels. The internalization of staff and functions from the PMO has resulted in even greater cost savings than originally projected.

The reports from the Director of Finance were accepted.

Next, the Chief Operating Officer Lori Lypson presented the following reports and recommendations to the committee;

1. Report on Task Orders awarded to Specialty Consultants as follows;
Material Testing Services

Hale Elementary School Linked Annex	SEECO Consultants	\$7,500.00
Turf Field by National Teachers Academy	Interra, Inc.	\$23,860.00
2. Appointment of Globetrotters Engineering Corporation to perform smokestack assessment services at the Northwest Incinerator located at 700 North Kilbourn for an amount not to exceed \$100,000.
3. Appointment of Interactive Design Architects as Architect of Record for the Chicago Public Library Renovation YOUMedia projects at the Legler Branch Library, Sulzer Regional Library and Woodson Regional Library for a negotiated fee of not to exceed \$65,000.00.

The Chief Operating Officer's reports were accepted.

Next the Chief Development Officer Paul Spieles provided a recommendation to approve the following amendments:

1. Flood Testing Laboratories, Material Testing Services (Program-Wide) in an amount not to exceed \$1,000,000;
2. GSG Material Testing & Inspection Services (Program-Wide) in an amount not to exceed \$1,000,000.00 (Program-Wide);
3. Natural Resource Technology, In-Situ Chemical Oxidation and Soil Remediation Services (Whitney Young Library Environmental Remediation) in the sum of \$1,223,200.00.

The Chief Development Officer also provided the following recommendation to approve proposed change orders for the following projects:

1. FH Paschen/SN Nielsen Durkin Park ES Linked Annex (\$309,224.87) credit
2. Walsh Construction Co. II Jones College Prep HS \$188,574.97

The AO Committee was advised that field orders were issued as follows;

Bell School Addition

Current Contract Value: \$7,292,000.00 General Construction Contract Contingency Balance: \$42,969.17

05530 Contractor: C1545R - Wight Construction Services, Inc.

FO #31 7/10/2014 \$9,000.00 Bump out existing electrical and provide flooring underlayment in Room 106
(Diff. Site Conditions)

Total: \$9,000.00

Chicago Vocational Career Academy

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

05620 Contractor: C1557-001 - Sollitt / Oakley Joint Venture

FO 12S 7/17/2014 \$0.00 Remove existing insect screens. (Diff. Site Conditions)

FO 17S 7/17/2014 (\$35,343.00) Lead Based Paint Abatement for Existing Unit Heater Revisions.
(Diff. Site Conditions)

FO 18S 7/17/2014 (\$28,386.00) Lead Based Paint Abatement for existing Unit Heater Revisions.
(Diff. Site Conditions)

FO 20S 7/17/2014 \$3,473.00 Remove and dispose of ACM pipe insulation debris at Area E Basement.
(Diff. Site Conditions)

FO 21S 7/17/2014 \$8,238.00 Remove and dispose of ACM pipe insulation debris at existing Air Handling Units
at Area H. (Diff. Site Conditions)

FO 22S 7/17/2014 \$4,303.00 Area B ACM Removal. (Diff. Site Conditions)

FO 38S 7/17/2014 (\$2,296.00) MEP Revisions at existing panel. (E/O A List)

FO 40S 7/17/2014 (\$7,830.00) Fin tube radiator enclosure revisions. (Diff. Site Conditions)

Total: (\$57,841.00)

Hale Elementary School Linked Annex

Current Contract Value: \$11,816,316.68 General Construction Contract Contingency Balance: \$132,688.96

05640 Contractor: C1546 - Walsh Construction Company

FO 048 7/24/2014 \$8,288.00 Outdoor air sensor revisions. (E/O B List)

Total: \$8,288.00

Coonley Elementary School Addition

Current Contract Value: \$10,777,000.00 General Construction Contract Contingency Balance: \$260,805.55

05680 Contractor: C1556-001 - KR Miller

FO 016 7/3/2014 \$60,500.00 Furnish and install a new shed roof above the existing roof of the gym in lieu of
the specified bar joist installation. (Diff. Site Conditions)

Total: \$60,500.00

The Chief Development Officer's reports were accepted.

The meeting was adjourned.