

PUBLIC BUILDING COMMISSION OF CHICAGO MINUTES OF
THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON SEPTEMBER 19, 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 September 19, 2014 at 1:00 p.m.

The following Committee members were present:

Chairman Dr. Brazier
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Terri Haymaker
Mary Pat Witry
Eileen Ryan
Ray Giderof
Lisa Giderof
Daryl McNabb
Ivan Hansen
Molly Sullivan
Nikki Bravo
Art Del Muro
Langdon Neal, Neal & Leroy
Orestes Ruffin, MB Real Estate
Alma Becerra, MB Real Estate

The reading of the minutes of the August 29, 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 bid opening for the Walter Payton College Preparatory High School Project on September 25, 2014. The Executive Director also presented a request by the Chicago Transit Authority (CTA) to authorize TEFRA hearings for the proposed sub-lease of a portion of the building located at 567 W. Lake Street pursuant to Building Revenue Bonds, Series 2003 and 2006 (Chicago Transit Authority). Her final report was a presentation of a video on the 2013 School Investment Program.

The Executive Director's reports were accepted.

The Executive Director presented to the AO Committee the following reports and recommendation on behalf of the Chief Operating Officer:

Report on Task Orders awarded to Specialty Consultants as follows;

Environmental ABC Southwest Area School	GSG Consultants	\$116,820.00
Geotechnical Edwards Elementary School Annex	SEECO Consultants	\$37,005.60
Jamieson Elementary School Annex	GEI Consultants	\$32,289.95
Surveying Jamieson Elementary School Annex	HBK Engineering, LLC	\$14,000.00

The Executive Director also provided the following recommendation;

Appointment of Smith Harding Joint Venture as the Architect of Record for the Arthur Canty Elementary School Annex Project located at 3740 North Panama Avenue for a fee of not to exceed \$1,260,000.00 plus reimbursable expenses.

The reports were accepted.

The Chief Development Officer Paul Spieles provided a recommendation to approve the following amendments;

Game Time Division, Playground Equipment Agreement Pricing (Program-Wide) in an amount not to exceed \$4,000,000

Landscape Structures and Nu Toys Leisure Products, Inc., Playground Equipment Agreement Pricing (Program-Wide) in an amount not to exceed \$4,000,000.00

Vander Weele Group, LLC, Inspector General, for the sum of \$54,167.00 for the period until December 31, 2014.

The Chief Development Officer also advised the AO Committee that the following field orders were issued;

Chicago Children's Advocacy Center Addition

Current Contract Value: \$7,145,034.00 General Construction Contract Contingency Balance: \$152,792.95

04011 Contractor: C1555 - IHC Construction Companies

FO #18 8/28/2014 \$17,600.00 Modified storefront details at Hardie board and metal panels. (Other)

Total: \$17,600.00

Albany Park Branch Library

Current Contract Value: \$8,129,113.74 General Construction Contract Contingency Balance: \$274,246.49

08130 Contractor: C1550 - Wight Construction Services, Inc.

FO 024 9/4/2014 \$18,150.00 Furnish and install aluminum trim flashing and associated steel angles at the ACM panel at entry canopy (E/O B List)

Total: \$18,150.00

The Chief Development Officer's reports were accepted.

Next a report was presented by the PBC's Director of Finance, Daryl McNabb concerning the Richard J. Daley Center Operating and Capital Budget for 2015. Mr. Orestes Ruffin, MB Real Estate, Property Manager for the Daley Center, provided a detailed report to the committee concerning the proposed budgets for the Daley Center and advised the AO Committee that the Daley Center's Operating Expenses compared favorably with benchmark data collected by the Building Owners & Managers Association (BOMA) Experience Exchange Report.

The Operating Budget for 2015 of \$16,101,839 reflects an increase of 2.07% compared to the 2014 Budget. Increases for utility commodity costs (9.49%), mechanical maintenance (3.66%) and cleaning expenses (0.57%) are mitigated somewhat by decreases in building general costs (11.08%) and security costs (2.88%). The Capital Budget for 2015 of \$2,120,000 has a decrease of 27.5% from 2014. Both the Operating and Capital Budget will be paid on a pro rata basis from the amounts to be received from Cook County, the City of Chicago and the Public Building Commission as the costs are incurred.

The Director of Finance also reported on the proposed PBC Administrative Budget for 2015 in the sum of \$12,955,560. The budget reflected estimated resources available for 2015 in the sum of \$12,955,560 which are derived from the following sources: Administrative Lease Allocation from Revenue Bonds, \$1,525,000.00; Prior Collected PBC Administrative Fees, \$3,630,201; 2015 Projected PBC Administrative Fees, \$7,242,359; and Direct Allocation for Insurance Expenses, \$558,000. Projected Administrative Expenses for 2015 are \$12,955,560 and include the following: Personnel Services including retirement contributions, \$8,546,181; Insurance, \$772,000; Legal Fees, \$450,000; Inspector General, \$234,000; Professional Services Fees, \$714,936; Rent/Leasehold Improvements, \$651,849; Office/Computer Supplies and Equipment and other administrative expenses, \$1,086,594; and Contingency, \$500,000.

Following the presentation and discussion, the AO Committee accepted the report from the Director of Finance recommending approval of the Daley Center Operating and Capital Budget for 2015 in the sum of \$18,221,839 as well as the PBC's Administrative Budget in the sum of \$12,955,560.

The meeting was adjourned.