



# PUBLIC BUILDING COMMISSION

## Minutes of the Administrative Operations Committee meeting held October 29, 2015

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

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 October 29, 2015 at 2:00 p.m.

The following Committee members were present:

Commissioner Arnold Randall  
Commissioner Jose Maldonado

Also present were:

Felicia S. Davis  
Lori Lypson  
Nikki Bravo  
Mary Pat Witry  
Tanya Foucher-Weekley  
Eileen Ryan  
Lisa Giderof  
Ray Giderof  
Ivan Hansen  
Raven DeVaughn  
Art Del Muro  
Langdon Neal, Neal and Leroy  
Anne Fredd, Neal and Leroy

The reading of the minutes of the September 24, 2015 Administrative Operations Committee meeting which were 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.

Executive Director Felicia S. Davis summarized highlights of the Q3 Staff Report. The Program Cost Status Report showed current program authority in excess of \$1.78 billion in project development costs for 2015 Q3, and projects are trending under budget by 9.13% representing a variance of approximately \$160 million under the current budgets. For Q3 2015, the Program Cost Effectiveness Report shows projected change orders for projects recently completed and those currently in construction is 2.6%. The projected change order percentage for such projects is within the industry standard change order percentage of 3-5%. PBC's Indirect Costs average 16.82% of construction costs, which is below the industry average of 25%. For large projects in excess of \$50 M, indirect costs average 13.63%. The Q3 2015 Project Status Report provided a detailed snapshot of each active PBC project. The Environmental Sustainability Report through Q3 2015 indicated that PBC has achieved LEED Certification on 70 facilities, for a total of 90 municipally-owned projects with LEED Certification. The Economic Sustainability Report for M/WBE participation and Workforce (Equal Employment Opportunity) goals for 12 capital construction completed as of 2015 Q3 showed a total M/WBE Participation Achieved to date on General Construction was 41.04% and 58.12% M/WBE participation was achieved on professional administrative services paid through Q3 2015.

The Executive Director also provided a report on proposals for Design/Build services for the demolition of Malcolm X College. Nine proposals were received on October 22, 2015 and are under review. The PBC intends to make the final recommendation to the full board at the November 10, 2015 Board meeting.

The AO Committee accepted the reports provided by the Executive Director.

Next, Tanya Foucher-Weekley, Comptroller to the PBC, provided status reports on the Q3 2015 PBC Administrative Budget and Richard J. Daley Center Budget. She advised the AO Committee that all line items on the Administrative Budget were on target except for legal services, which are trending higher than budgeted. She also advised the AO Committee regarding variances in the Daley Center Budget on various categories and reported that all budget items are on target except for utilities and security which are trending higher but do not present any significant concerns.

The AO Committee accepted the reports provided by the PBC Comptroller.

Next, the Chief Operating Officer Lori Lyson provided a report on regarding Task Orders issued to the following Specialty Consultants:

1. Environmental Reno/Demo (Cradle to Grave)  
Chicago Vocational Career Academy  
GSG Consultants, Inc. \$1,659.00
2. Environmental Reno/Demo (Cradle to Grave)  
Edwards Elementary School Annex  
Environmental Consulting Group \$49,589.00
3. Material Testing (Additional Services)  
Lincoln Elementary School Addition  
Terracon Consultants \$9,980.00
4. Geotechnical Services (Additional Services)  
Edwards Elementary School  
SEECO Consultants, Inc. \$21,343.50
5. Material Testing (Rotation for new services)  
Canty ES Annex  
SEECO Consultants, Inc. \$115,193.00

The AO Committee accepted the reports provided by the Chief Operating Officer.

The Director of Program Controls Lisa Giderof provided a recommendation to approve proposed amendments to professional services agreements with the following firms:

Job Order Contracting		
(JOC) Program-wide	F.H. Paschen, S.N. Nielsen & Associates LLC	\$0 time extension
	McDonagh Demolition	\$0 time extension
	Leopardo Companies	\$0 time extension

Third Party Data Hosting Program-wide	Latisys	\$60,000.00
Data Disaster Recovery Site Program-wide	Cogent Communications, Inc.	\$40,000.00
Document Management PBC Administration	McLaren Collaboration Workspace (CW)	one-year renewal
Daley Center Property Management MB Real Estate		\$188,533.00

The AO Committee accepted the reports provided by the Director of Program Controls.

The Director of Construction Ray Giderof advised the committee regarding the following proposed Change Orders.

2015 CPS AC Program Region A	Broadway Electric	(\$18,551.15)
2015 CPS AC Program Region B	Broadway Electric	(\$9,110.00)
2015 CPS AC Program Region C	Blinderman Construction	(\$25,698.55)

The Director of Construction also advised the committee that 8 field orders were issued involving 7 projects.

05900 2015 CPS AC Project - Region A Project: Contractor: C1570A - Broadway Electric

Current Contract Value: \$1,702,000.00

Original Commission's Contingency: \$50,000.00/Current Commission's Contingency Balance: \$30,204.86

010 9/24/2015 \$ 1,502.82 Provide and install (2) new supplementary light fixtures on the new switchgear room exterior walls at Portage Park (E/O B List)

Total: \$ 1,502.82

05660 Southwest Area School- Project: Contractor: C1565 K.R. Miller Contractors Inc.

Current Contract Value: \$35,987,000.00

Original Commission's Contingency: \$1,100,000.00 Current Commission's Contingency Balance: \$1,099,751.00

007 10/8/2015 \$ (34,874.00) Underground plumbing pipe design revisions (E/O B List)

Total: \$ (34,874.00)

05740 Lincoln Elementary School Annex Project: Contractor: C1561 Blinderman/Meccor Joint Venture

Current Contract Value: \$14,020,000.00

Original Commission's Contingency: \$450,000.00 Current Commission's Contingency Balance: \$399,646.64

061 10/22/2015 \$ 6,000.00 Painting and wall revisions near ADA lift (E/O B List)

Total: \$ 6,000.00

05770 Edwards Elementary School Annex & Renovations Project: Contractor: PS2036 Berglund Construction

Current Contract Value: \$17,135,730.00

Original Commission's Contingency: \$100,000.00 Current Commission's Contingency Balance: \$100,000

006A 10/22/2015 \$ 20,600.00 Revise the existing masonry restoration detail and bracing on the east façade (Differing Site Conditions)

Total: \$ 20,600.00

05750 Canty Elementary School Annex Project: Contractor: C1568 Friedler Construction

Current Contract Value: \$13,262,800.00

Original Commission's Contingency: \$250,000.00 Current Commission's Contingency Balance: \$250,000.00

001 10/1/2015 \$ 91,725.06 Bulletin 1 modifications, including clarifications and regulatory review comments associated with: revisions to specifications; increased removal and replacement of site fencing; furnish and install landscaping in lieu of concrete pavement at multiple locations; architectural detail and scope revisions; structural, mechanical, electrical, and plumbing revisions (E/O A List)

Total: \$ 91,725.06

05710 Wildwood Elementary School Annex Project: Contractor: C1560 Paschen / Milhouse Joint Venture

Current Contract Value: \$10,618,000.00

Original Commission's Contingency: \$300,000.00 Current Commission's Contingency Balance: 194,560.94

022 10/22/2015 \$ (1,500.00) Delete the removal and disposal of existing HVAC units at the 5 modular units (Other)

Total: \$ (1,500.00)

05760 Jamieson Elementary School Annex Project: Contractor: C1567 Old Veteran Construction

Current Contract Value: \$12,989,000.00

Original Commission's Contingency: \$300,000.00 Current Commission's Contingency Balance: \$300,000.00

002 10/22/2015 \$ (1,800.00) Delete the removal and replacement of tree#9 and associated underground water service revisions (Other)

003 10/22/2015 \$ 1,100.00 Restore discovered sanitary pipe at the northeast corner of the new annex (Differing Site Conditions)

Total: \$ (700.00)

The AO Committee accepted the reports provided by the Director of Construction.

The meeting was adjourned.