



PUBLIC BUILDING COMMISSION

Minutes of the Administrative Operations Committee meeting held February 25, 2016

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 February 25, 2016 at 1:00 p.m.

The following Committee members were present:

Commissioner Jose Maldonado – Chairman
Commissioner Arnold Randall

Also present were:

Felicia S. Davis
Lori Lypson
Lisa Giderof
Raven DeVaughn
Kathy Galvin
Mary Pat Witry
Tanya Foucher-Weekley
Eileen Ryan
Ray Giderof
Art Del Muro
Langdon Neal
Anne Fredd
Nikki Bravo
Andre Wiggins
Patty Montenegro
Noelle Cole
Jesse Rodriguez
Patrice Doyle

The reading of the minutes of the February 1, 2016 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.

The Executive Director presented the 2015 Public Building Commission Year in Review report which included a summary highlighting the various initiatives and projects during 2015. As a result of Commission projects, 3,754 people earned over \$32 million and 1,463 individuals employed were residents of the community areas where the projects were located. In addition the Commission hosted a series of meetings and participated in a number of community-based events and job fairs and established a strong network with partners who assisted the Commission in reaching out to connect with communities.

The Executive Director and her staff were commended for the design and presentation of the 2015 Year in Review.

The report from the Executive Director was accepted.

The Chief Operating Officer Lori Lypson advised the AO Committee regarding the status of the selection process for the appointment of firms to serve as Architect of Record for the Chicago Public Library Early Learning Educational

Investment Program. She reported that in accordance with the undertaking of the CPL Early Learning Investment project, approved at the February Board meeting, the PBC is now in the process of evaluating architects to serve as Architects of Record (AOR) for the project. The PBC's Managing Architect consulted with the PBC's AOR LIQ and identified five emerging, small minority or women-owned firms that have the ability to complete the project

The report from the Chief Operating Officer was accepted.

The Comptroller Tanya-Foucher-Weekley reported on the unaudited 4th Quarter 2015 PBC Administrative Budget and Richard J. Daley Center Budget prepared by the Property Manager MB Real Estate. The AO Committee was advised the 2015 Administrative Budget actual expenses are lower than the approved 2015 budget due to cost savings efforts throughout the year, pending the 2015 audit. The impact of higher than budgeted expenditures in the areas of Legal Fees, Inspector General Legal Fees and Office and Administrative Expenses was mitigated by other areas with lower actual expenditures.

The Comptroller also advised the AO Committee that the reported Daley Center 2015 expenses were under the 2015 budget. The impact of unfavorable variances in the areas of General Building Repair and Maintenance and Security, Fire and Life Safety were reduced by savings in other areas. The line items which ended the year with unfavorable variances were previously reported as part of the 3rd Quarter 2015 Report.

The reports from the Comptroller were accepted.

The Director of Construction Ray Giderof advised the committee regarding field orders issued involving five projects as follows;

05660 Southwest Area School

Contractor: C1565 K.R. Miller Contractors, Inc.

Original Contract Amount: \$35,987,000.00

Approved Change Orders: \$0.00/ Adjusted Contract to Date: \$35,987,000.00

016 2/11/2016 \$ 6,900.00 Revise chiller warranty expiration date to December 2018 (Client Directed)

Total \$ 6,900.00

05730 Payton High School Annex

Contractor: C1562 Paschen / Milhouse Joint Venture

Original Contract Amount: \$13,462,000.00

Approved Change Orders: \$0.00/ Adjusted Contract to Date: \$13,462,000.00

017 2/4/2016 \$ 4,094.00 Install door contacts as west vestibule entrance doors (Client Directed)

018 2/3/2016 \$ 19,665.00 Provide multiple mock-ups of gym floor / acoustical buildup (E/O - Type A)

Total \$ 23,759.00

05740 Lincoln Elementary School Annex

Contractor: C1561 Blinderman - Meccor Joint Venture

Original Contract Amount: \$14,020,000.00

Approved Change Orders: \$50,689.00/ Adjusted Contract to Date: \$14,070,689.00

062 2/18/2016	\$ 1,005.00	Furnish and install additional corrugated metal panel and accessories at the inside of east parapet of east high roof (E/O - Type B)
102 2/11/2016	\$ 3,000.00	Furnish and install (3) window guards on (3) existing exterior windows on the ground floor of existing building (Other)

Total \$ 4,005.00

05750 Canty Elementary School Annex

Contractor: C1568 Friedler Construction Company

Original Contract Amount: \$13,372,478.22

Approved Change Orders: \$0.00 / Adjusted Contract to Date: \$13,372,478.22

005 2/18/2016	\$ 59,752.47	Excavate and remove unsuitable soils at interior footings to achieve the required soil bearing (Differing Site Conditions)
014 2/4/2016	\$ 19,924.81	Furnish and install additional floor drains and floor sinks and coordinate all locations with food service drawings (E/O Type B)
015 2/4/2016	\$ 17,139.14	ACM removal and disposal beneath 1st floor crawlspace (Differing Site Conditions)

Total \$ 96,816.42

05770 Edwards Elementary School Annex & Renovations

Contractor: PS2036 Berglund Construction (CM at Risk)

Original Contract Amount: \$15,118,002.00

Approved Change Orders: \$0.00/ Adjusted Contract to Date: \$15,118,002.00

014 2/11/2016	\$ (1,335.00)	Delete ozone odor control equipment and associated electrical infrastructure from facility waste compactor (Other)
018 2/11/2016	\$ 12,000.00	Revise gas pipe routing (E/O Type B)
019 2/11/2016	\$ 2,000.00	Soffit size revisions (E/O Type B)
021 2/11/2016	\$ 1,000.00	Revise height of exterior door at yard storage (E/O Type B)

Total \$ 13,665.00

The Director of Construction Ray Giderof advised the committee regarding the proposed Change Orders on five projects as follows;

1. Payton College Prep HS Annex – Paschen/Milhouse, Moisture mitigation required for the installation of solid vinyl flooring at classrooms, corridors and other spaces, in the amount of \$168,197. The substantial completion date is also revised to 3/3/16.

2. Lincoln Elementary School Annex – Blinderman-Meccor Joint Venture, A net change order of \$34,364 due to the following items: design revisions to landscaping/playground scheme in the amount of \$37,253; structural revisions required for the new elevator resulting from a errors/omissions in the amount of \$56,617; closeout change orders for unused allowances included in the original bid, including a credit amount of (\$99,045) for unused site work allowance and a credit amount of (\$47,153) for unused camera equipment allowance, and abatement of lead based paint discovered on existing beams required for the installation of the new elevator in the amount of \$86,692.
3. 2015 CPS Air Conditioner Project – Region A - Broadway Electric, The PBC will assess liquidated damages associated with EEO goals and requirements, for a total deduction of (\$10,942.42). In this instance, the contractor did not meet the City Residency requirement of 50% of total worker hours, by attaining 36.8% in this category.
4. 2015 CPS Air Conditioner Project – Region B - Broadway Electric, The PBC will assess liquidated damages associated with EEO goals and requirements, for a total deduction of (\$15,555.49). In this instance, the contractor did not meet the voluntary goal of 50% hiring of minority laborers. The contractor also did not meet the City's Residency requirement of 50% of total worker hours, by attaining 36.16% in this category.
5. 2015 CPS Air Conditioner Project – Region C - Blinderman Construction, The PBC will assess liquidated damages associated with EEO goals and requirements, for a total deduction of (\$6,278.86). In this instance the contractor did not meet the voluntary goal of 10% hiring of Female Apprentices. The contractor also did not meet the City Residency requirement of 50% total worker hours, by attaining 48.35% in this category

The reports from the Director of Construction were accepted.

The meeting was adjourned.