



# PUBLIC BUILDING COMMISSION

## Minutes of the Administrative Operations Committee meeting held April 28, 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 April 28, 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  
Mary Pat Witry  
Lori Lypson  
Raven DeVaughn  
Lisa Giderof  
Anne Fredd  
Langdon Neal  
Victor Sapozhnikov  
Art Del Muro  
Ray Giderof  
Patrice Doyle  
Daquaun Starks  
Kathy Galvin  
Eileen Ryan

The reading of the minutes of the March 31, 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 Chief Operating Officer Lori Lypson reported on the following;

- Task Orders were issued to Interra, Inc. (MBE) for Material Testing and Inspection services at the Lindblom Math and Science Parking Lot Project, and ATC Group Services, Inc. for Environmental Renovation and Demolition at Merlo Branch Library Feasibility Study Project.
- Recommendation to appoint of two firms to provide Cost Estimating Services for PBC Projects; CCS International (MBE) and The Concord Group. These will be separate master term agreements to be administered on a task order basis with each firm for an amount not to exceed \$1,000,000 for a term of three years with up to two one-year extension options.
- Status of review of submittals received from 65 firms to a Request for Qualifications/Proposals issued by PBC for General Contractors in five categories. Submittals were being reviewed by staff, and recommendations will be made at an upcoming Board Meeting.

The reports from the Chief Operating Officer were accepted.

Next, the Managing Architect Art Del Muro advised the committee regarding Amendments to professional service agreements for the following projects:

1. Southwest Area School, SMNG-A, Architect of Record, in the amount of \$18,092.45.
2. Dunne Technology Academy Modernization, FGM, Architect of Record, in an amount not to exceed \$10,500.00.

The report from the Managing Architect was accepted.

The Director of Construction advised the committee regarding eleven Field Orders issued on projects as follows;

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  
 013 3/31/2016 \$ (6,404.00) People's Gas and OEMC Utility Revisions (Other)  
 Total \$ (6,404.00)

Canty Elementary School Annex / Contractor: C1568 Friedler Construction/ Original Contract Amount:  
 \$ 13,262,800.00 / Approved Change Orders: \$109,678.22 / Adjusted Contract to Date: \$ 13,372,478.22  
 009 4/14/2016 \$56,753.75 Misc. revisions, including enlarge opening at exterior wall to accommodate  
 scheduled door frame at vestibule, install metal furring with impact resistant  
 gyp board, furnish and install new acoustical ceiling system at levels 1 and 2  
 of vestibule, and furnish and install (5) type A light fixtures at level 1 ceiling in  
 Vestibule (Error or Omission - B List)  
 012 4/14/2016 \$ 14,181.00 Provide fully grouted CM wall at Stair No. 2 structural steel connection  
 (Error or Omission - B List)  
 018 3/31/2016 \$ 6,832.37 Fire Department Connection revisions (Error or Omission - A List)  
 020 4/7/2016 \$ 36,512.10 Structural revisions at various locations, including additional  
 support steel and steel angle revisions (Error or Omission - B List)  
 022 4/14/2016 \$ 15,272.85 Sanitary piping and vent piping revisions (Error or Omission - B List)  
 Total \$ 129,552.07

Edwards Elementary School Annex & Renovation / Contractor: PS2036 Berglund Construction (CM @ Risk) /  
 Contract GMP: \$33,189,385.00  
 022 4/7/2016 \$ 7,700.00 Community garden revisions (Client Directed)  
 023 4/7/2016 \$ 5,900.00 Install owner provided bath tissue dispensers, soap dispensers and  
 paper towel dispensers at revised locations in lieu of contractor providing  
 (Client Directed)  
 024 4/7/2016 \$ (850.00) Revise drywall type behind lockers (Other)  
 Total \$ 12,750.00

Wildwood Elementary School Annex/Contractor: C1561 Blinderman Meccor Joint Venture / Original Contract Amount: \$10,618,000.00 / Approved Change Orders: (\$100,000.00) / Adjusted Contract to Date: \$10,518,000.00

033 4/21/2016 \$ 20,000.00 Remove and relocate existing (5) security cameras (CCTV)  
at the school annex (Client Directed)

Total: \$ 20,000.00

Lincoln Elementary School Annex / Contractor: C1561 Blinderman Meccor Joint Venture / Original Contract Amount: \$14,020,000.00 / Approved Change Orders: \$85,053.00 / Adjusted Contract to Date: \$14,105,053.00

052 4/21/2016 \$ 6,321.00 Remove and replace specified Kitchen Exhaust Fan.  
Test and balance new exhaust fan (Error or Omission - A List)

Total: \$ 6,321.00

The final report from the Director of Construction was regarding proposed Change Orders on three projects as follows;

1. Dunne Technology Academy Modernization (Scope A) – change order in the amount of \$28,255.78 is to revise design of ADA ramp, including foundation modifications associated with the discovery of underground obstructions.
2. Dunne Technology Academy Modernization (Scope B) - net change order of \$38,121.92 in order to: furnish and install mechanically fastened base sheeting in lieu of specified mopped down vapor retarder at existing roof in the amount of \$24,782.80; replace six (6) Lexan window panes at existing school with new clear tempered glazing, in the amount of \$1,199.92; and furnish and install two (2) door closers in the amount of \$935.00. The final change to remove and replace deteriorated metal siding in the amount of \$11,204.20 is also deferred today pending final signatures.
3. Lincoln Elementary School Annex - change order in the amount of \$114,973.00 for moisture mitigation at concrete slab-on-grade and elevated decks to facilitate flooring installation.

The reports from the Director of Construction were accepted.

The meeting was adjourned.