



PUBLIC BUILDING COMMISSION  
MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD  
NOVEMBER 23, 2020

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

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The virtual meeting of the Administrative Operations Committee of the Public Building Commission of Chicago was held via Zoom on November 23, 2020 at 1:00 p.m. The meeting was livestreamed on the PBC's YouTube and Facebook accounts.

The following Committee members were present:

Chairman Jose Maldonado  
Commissioner Arnold Randall  
Commissioner Olga Camargo

Also present were:

Carina E. Sánchez  
Lori Lypson  
Ray Giderof  
Tanya Foucher-Weekley  
Mary Pat Witry  
Bryant Payne  
Rudy Manning  
Langdon Neal, Neal & Leroy  
Anne Fredd, Neal & Leroy

The reading of the minutes of the September 29, 2020 Administrative Operations Committee meeting, which was previously distributed, was dispensed with. Upon motion duly made and seconded the minutes 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 of Staff reported on the following recommendations;

A task order award for Construction Material Testing and Inspection services in the amount of \$13,330.00 to ECS Midwest, LLC for the Taft Freshman Academy Connecting Path Project.

A task order award for Architect of Record services in the amount of \$4,780.00 to Ratio Architects, Inc. (MBE/WBE) for the Legler Regional Library Renovation Project.

The Design Build Guaranteed Maximum Price (GMP) Report in the amount of \$74,035,000.00, Amendment #1 GMP, to KRM/ALL Joint Venture (MBE) for the Hancock Replacement High School Project. The Design Build Guaranteed Maximum Price (GMP) Report in the amount of \$22,345,675.00, Amendment #2 GMP, to Ujamaa/Trice JV (MBE) for the Engine Company 115 Project. These are within our Undertaking budget amounts for the projects.

Recommendations to appoint Tilton Kelly + Bell, LLC (WBE) to provide Feasibility Study services at the Lozano Branch Library Renovation Project. Latent Design Corporation (MBE/WBE) Valerio DeWalt Train, Omni Ecosystems, and Chicago Mobile Makers (MBE/WBE) to provide Feasibility Study services for Phase 1A of the Joint Public Safety Training Campus Project.

Recommendations to appoint Moody Nolan as the Architect of Record for the Phillips Academy High School Athletic Amenities (Annex) Project and Terry Guen Design Associates, Inc. (MBE/WBE) as the Architect of Record for the Taft Freshman Academy Connecting Path Project.

The Chief of Staff also reported on a recommendation to approve amendments to e-Builder, Inc. for Electronic Project Management and Technical Support Systems and to McLaren Software Limited/ Opidis (Collaboration/Workspace-CW) for Document Management and Business Process Systems. These amendments are for time only and provide for two-year extensions to the term of the agreements. Commissioner Randall asked if the e-Builder and CW Systems migrate the records electronically or if it is a manual process. Ms. Lypson provided the response that it is a combination of both staff and automatic data transfer for both platforms. Staff is needed to verify the correct file path folder structures for the transferred records.

Commissioner Camargo abstained on the report for C1.

The AO Committee accepted the reports from the Chief of Staff.

The Chief Development Officer provided an overview on field orders issued for various projects He noted that all the field orders were reviewed with our clients for concurrence and approval prior to issuance. The full details are as follows;

**Corliss High School Renovation / PS3025B - F.H. Paschen, S.N. Nielsen & Associates, LLC/ Current GMP: \$16,720,000.00**

005 10/1/2020 \$10,111.00	Roof hatch repairs at the Athletic Building.
010 10/8/2020 \$42,024.82	Removal and replacement of existing inoperable mechanical equipment, including new fan motors, controller and compressor, motor starter, duct heater, and dampers.

Subtotal: \$52,135.82

**Decatur ES Annex and Renovations / PS3021A - Berglund Construction Company, Inc./ Current GMP: \$22,389,600.00**

010 10/15/2020 \$19,916.00	Provide new fascia/flushing where existing roof gravel stop coping was removed. Provide painting of fascia/flushing around perimeter of the Kindergarten Room and Dance
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**Hancock Replacement School / PS3022 - KRM/ALL Joint Venture / Current GMP: \$74,035,000.00**

003 11/5/2020 \$230,698.63 Street Restoration Work associated with site utilities, including concrete, asphalt, topsoil, and sod revisions.

**Kenwood Academy High School Renovations / PS3025C - Gilbane Building Company / Current GMP: \$11,434,000.00**

005 9/24/2020 \$205,030.00 Revise the specified Building Automation (BAS) and Temperature Controls (TC) Design.

012 10/29/2020 \$5,951.25 Restore the pneumatic controls and air lines for the existing Boiler Feed Pumps.

Subtotal \$210,981.25

**Locke ES Annex and Renovations / PS3025D - Berglund Construction Company, Inc. / Current GMP: \$24,160,000.00**

013 11/12/2020 \$72,942.84 Remove and replace existing drinking fountains at (6) locations on 1st and 2nd floors, including plumbing and associated wall finishes.

014 10/15/2020 \$133,755.00 Sand and seal existing wood floors in classrooms on the 1st and 2nd floors of the existing building.

Subtotal: \$206,697.84

**Lake View High School Renovations / C1583R Blinderman ALL JV / Original Contract Amount: \$19,428,000.00 / Approved Change Orders to Date: \$421,847.26 / Adjusted Contract to Date: \$19,849,847.26**

046 10/8/2020 \$9,590.72 Revisions to the door hardware and door leaves at the two (2) sets of double doors at the Main Gymnasium entry.

**Prussing ES Annex and Renovations / C1587 The George Sollitt Construction Company / Original Contract Amount: \$17,438,463.00 / Approved Change Orders to Date: \$616,858.73 / Adjusted Contract to Date: \$18,055,321.73**

073 11/6/2020 \$2,705.56 Furnish and install new landscaping, including six (6) shrubs at the existing catch basins located at the Northeast and Southeast corners of the turf field.

The Chief Development Officer reported on a recommendation to approve Change Orders for nine projects.

- A Change Order in the amount of \$35,745.05 for work at the Esmond Elementary School Annex and Renovation. Change Orders for unused allowances in the credit amount of (\$215.51) at the Lincoln Park High School Renovation, in the credit amount of (\$152,881.61) at the Ebinger Elementary School Annex and Renovation, and in the credit amount of (\$142,267.93) at the Taft Freshman Academy Project.
- Change Orders are for work at Group A Chicago Park District Projects for Facility Renovations at LaFollette Park in the amount of \$950.50 and Columbus Park in the credit amount of (\$8,991.56). A change order for work at the Williams Park Fieldhouse in the amount of \$149,380.55.
- Change Orders for Liquidated Damages assessed in the credit amount (\$16,753.08) at the Douglas Park Facility Renovation and in the credit amount of (\$53,313.83) for Group B Chicago Park District Facility Renovation Projects. Commissioner Randall commented on the Liquidated Damages assessed on the last two change order reports. He asked if these companies have had traditional challenges of meeting these goals. Ms. Lypson responded regarding the Group B contract, a bid contract, where the contractor maxed out the goals on each category (70%/15%). She explained that PBC advises the contractors at Pre-Bid to look carefully at the goals since damages are assessed when the goals are not met.

The AO Committee accepted the reports from the Chief Development Officer.

The meeting was adjourned.