



PUBLIC BUILDING COMMISSION  
MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD  
FEBRUARY 3, 2021

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.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 February 3, 2021 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  
Anne Fredd, Neal & Leroy  
Langdon Neal, Neal & Leroy

The reading of the minutes of the November 23, 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.

Carina E. Sánchez, PBC's Executive Director, reported on the bid opening for Contract #1598 for the Salt Dome Replacement Facility at Grand Avenue. Thirty-four (34) Class A and Class B general contractors were eligible to bid on the contract for the project. The project includes a new salt dome and site improvements to the existing salt storage and distribution site located at 2555 W. Grand Avenue. The project undertaking was approved by the board on December 17, 2019 with an undertaking amount of \$12,000,000. PBC received seven bids earlier today that are under review with an anticipated recommendation for award at the February 9, 2021 Board Meeting.

The AO Committee accepted the report from the Executive Director.

The Chief of Staff reported on the following recommendations.

A task order award for Environmental Renovation & Demolition Services in the amount of \$107,628 to Terracon Consultants, Inc. for the New Belmont Cragin Replacement School. Task order awards for Surveyor Services in the amount of \$6,805 to Terra Engineering, Ltd. (WBE) for the Engine Company 115 Project and in the amount of \$36,820 to Weaver Consultants Group North Central for the Phillips Academy High School Athletic Amenities (Annex) Project. A task order award for Environmental Engineering services in the amount of \$118,799.89 to Wood Environment & Infrastructure Solutions, Inc. for the Phillips Academy High School Athletic Amenities (Annex) Project.

Task order awards for Architect of Record services in the amount of \$810.00 to Ratio Architects, Inc. for the Legler Regional Library Renovation project, in the amount of \$2,048,264.00 to Schroeder Murchie Niemiec Gazda-Auskalnis, Ltd. for the New Belmont Crain Replacement School and in the amount of \$38,450 to EC Purdy & Associates (MBE/WBE) for the Mt. Greenwood Elementary School Annex II Project.

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** / Construction Manager: PS3025B - F.H. Paschen, S.N. Nielsen & Associates, LLC / Current GMP: \$16,720,000.00

017 12/3/2020 \$34,902.50	Clean, prep, prime and paint all marked up locations of the existing gymnasium in the athletic building.
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**Poe ES Annex and Renovations** / Construction Manager: PS3021E - Berglund Construction Company, Inc. / Current GMP: \$13,978,000.00

017 12/10/2020 \$16,997.00	Furnish and install electrical panel, additional electrical devices and provide a paint color change in Media Room.
019 12/10/2020 \$17,254.60	Furnish and install in-line gas regulator at existing boiler and provide new submeter at Annex.
021 12/10/2020 \$4,548.25	Additional plumbing, painting and accessories in existing Multi-Purpose Room.
031 1/14/2021 \$26,355.06	Furnish and install new speakers and associated equipment in Dining Room, A/V Rack in Table Storage Room, infrastructure for relocated projector and screen and associated system terminations, testing and commissioning.
033 12/3/2021 \$6,890.80	Removal and replacement of existing damaged floor tile in Elevator Vestibules and Classroom 205 in existing building.
035 12/10/2020 \$9,383.08	Remove and replace existing motion sensors with new devices; remove and relocate existing motion detectors at various locations; program and test system.
036 1/21/2021 \$9,844.00	Exterior door signage changes.
Subtotal \$91,272.79	

**McDade ES Annex and Renovation / Construction Manager: PS3021C - Paschen BOWA Joint Venture**  
Current GMP: \$12,605,000.00

029	12/17/2020	\$17,146.50	Furnish and install ceramic tile on north and south walls of existing boys' and girls' bathrooms.
030	01/08/2021	\$65,668.04	Provide electrical and carpentry revisions associated with hardwiring of owner provided power computer tables in the Media Room.
Subtotal		\$82,814.54	

**Read Dunning School (aka Taft Freshman Academy) / Contractor: C1591 - K.R. Miller Contractors, Inc.**  
Original Contract Amount: \$51,137,000.00 / Approved Change Orders to Date: \$335,966.97 / Adjusted Contract to Date: \$51,472,966.97

147V	12/17/2020	\$64,009.00	Remove and replace specified lawn seeding with compacted gravel and stone north of the private drive. Remove and replace trees in new locations.
148V	12/17/2020	\$14,495.80	Furnish and install kiln hood, exhaust, and accessories.
Subtotal		\$78,504.80	

**Legler Regional Library Renovation / Contractor: C1597 - F.H. Paschen, SN Nielsen / Original Contract Amount: \$7,157,000.00 / Approved Change Orders to Date: \$0.00 / Adjusted Contract to Date: \$7,157,000.00**

013	12/16/2020	\$1,483.46	Electrical infrastructure revisions.
020	11/18/2020	\$12,432.75	Repair, patch and level substrate for new flooring and storefronts in Media Lab Room 209.
040	12/16/2020	\$5,227.20	Door hardware revisions.
041	11/18/2020	\$1,464.10	Furnish and install (3) window glass panels at the west building elevation.
042	11/18/2020	\$2,952.40	Furnish and install new exterior handrails.
043	11/18/2020	\$10,551.20	Furnish and install NVR services and coordinate with owner provided equipment in MDF/Server Room.
045	1/22/2021	\$6,927.00	Provide revisions to the finish to the South Wall in Conference Room 108.
Subtotal		\$41,038.11	

The Chief Development Officer reported on a recommendation to approve Change Order for six projects as follows.

- A Change Order for Liquidated Damages assessed in the credit amount of (\$5,023.87) at the Lincoln Park High School Renovation Project. A Change Order for unused Commission Contingency in the credit amount of (\$6,418.77) at the Ebinger Elementary School Annex and Renovation Project. Change Orders for unused allowances in the credit amount of (\$10,607) at the Taft Freshman Academy Project and in the credit amount of (\$300,749.84) at the Mt. Greenwood Elementary School Annex Project.
- Change Orders for work in the amount of \$6,872.95 at the Prussing Elementary School Annex and Renovation Project and in the amount of \$21,756.14 at the Esmond Elementary School Annex and Renovation Project.

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

The meeting was adjourned.