

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON AUGUST 2, 2012**

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 August 2, 2012 at 1:00 p.m.

The following Committee members were present:

Commissioner Brazier, Chairman
Commissioner Gerald Sullivan
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Lori Lypson
Mary Pat Witry
Eileen Ryan
Rusty Castillo
Lisa Giderof
Daryl McNabb
Jim McConnell
Ray Giderof
Chuck Kelly
Gerald McGleam
Kevin Hall
Grace Rapp
Langdon Neal, Neal & Leroy
Anne Fredd, Neal & Leroy

The reading of the minutes of the June 28, 2012 Administrative Operations Committee meeting, which was previously distributed, was dispensed with. Upon motion duly made and seconded the minutes of said meeting were unanimously adopted.

The Executive Director presented the AO Committee with the following 2012 Second Quarter Staff Reports: Executive Summary Report; Program Forecast Report; Market Conditions Report; Program Cost Status Report; Program Cost Effectiveness Report; Monthly Project Status Report; Sustainable Development 2012 Second Quarter Status Report; M/WBE Commitment Reports; M/WBE and EEO Compliance Reports; and Specialty Consultants Award and Commitment Report.

The Executive Director summarized highlights of the various reports. The Program Forecast Report is distributed to the Board, clients and MBE/WBE Assistance Agencies as well as prospective bidders to share upcoming opportunities and milestones. The Market Conditions Report illustrates comparative costs of like buildings and tracks market trends. The Program Cost Status Report showed current program authority in excess of \$2 billion in project development costs, and PBC is currently under budget by 8.32% representing approximately \$182 million under the original undertaking budgets. Including a limited number of budget revisions have been authorized due to changes in

project scope, PBC is under budget by 8.77% representing a variance of \$193 million under the revised undertaking budgets. The Program Cost Effectiveness Report includes management of change orders and project indirect costs. The Program Cost Effectiveness Report shows change orders for Second Quarter of 2012 for all categories was 1.8%. PBC's Indirect Costs average 15.9%, of construction costs. Indirect costs average 11.73% of total project cost on large scale projects exceeding \$50M, well below the industry average of 25%. The Monthly Project Status Report provided a detailed snapshot of each PBC project. The Sustainable Development Second Quarter Status Report provided an individual detailed snapshot of the PBC's LEED certified projects and metrics. MBE commitments for 2012 were 25.01% for GC projects, 12.43% for JOC projects, and 17.73% for Special Projects. WBE commitments for 2012 were 4.32% for GC projects, and 28.06% for JOC contracts and 5.63 for Special Projects. The total commitments for GC, and JOC, and Special Projects were 23.07% MBE and 5.27% WBE for a combined total of 28.34%. M/WBE Commitments for Professional Service Contract Awards was 25.56% for MBE's, and 28.56% for WBE's. M/WBE Compliance for construction project completions in 2012 was 25.12% for MBE's and 5.09% for WBE's for a combined total of 30.21%. M/WBE Compliance for professional service contract awards was 59.17% and 12.66% for WBE's. For the Second Quarter of 2012, 35 task orders were issued to Specialty Consultant term contracts with a value of \$907,423.04. 38% of the dollars were awarded to MBE firms, 22% to WBE firms and 66% of all tasks orders were issued to local firms.

The report was accepted.

Next, Lori Lyphon, Chief Operating Officer (COO), reported on task orders awarded to Specialty Consultants under procedures adopted by the Board in February 2010 which approved not-to-exceed amounts for various categories of Specialty Consultants for the following services:

Environmental ABC Services for the Albany Park Library Project V3 Companies of Illinois, Ltd.	\$209,322.00
Environmental Demo/Reno for the Bell School Addition Project Environmental Design International, Inc.	\$15,612.50
Environmental Demo/Reno for the Hale Elementary School Linked Annex Project Terracon Consultants, Inc.	\$20,587.50
Material Testing Services for the Dominiguez Elementary School Turf Project SEECO Consultants, Inc.	\$14,354.00
Traffic Study Services for the Edison Park Elementary Linked Annex Project Alfred Benesch & Co.	\$10,000.00

The COO also provided a report recommending approval to award term agreements to GameTime Division and Nu Toys Leisure Products for playground equipment services. Each agreement will have a not to exceed amount of \$2,000,000.00 for each year of the first two years and will be for a two (2) year term with three (3) one-year renewal options.

The COO also reported on task order assignments issued to the following for Architect of Record services:

1. ESA/SEARL Joint Venture for the Hale Elementary School Linked Annex Project, NTE \$946,500.00 plus reimbursables.
2. Tripartite, Inc. for the Edison Park Elementary School Linked Annex Project NTE \$816,100.00 plus reimbursables
3. Schroeder Murchie Niemiec Gazda-Auskalnis Architects, Ltd. (SMNG-A) for the Bell Elementary School Project NTE \$521,400.00 plus reimbursables.

The reports from the Chief Operating Officer were accepted.

Next was a report and recommendation by Paul Spieles, Chief Development Officer (CDO), concerning proposed amendments to professional service agreement as follows;

Consultant	Project	Amount
Architrave, Ltd. (AOR)	Brighton Park II Elementary School	\$32,483.00
The Rise Group LLC	Program Management Office	\$11,000,000.00

The CDO also reported on proposed change orders for the August 14, 2012 Board Meeting as follows;

Contractor	Project	Amount
Paschen Gillen Skipper JV	31 ST Street Harbor	\$28,109.27
Sollitt Oakley JV	Engine Company 109	\$264,769.12
Tyler Lane Construction	Humboldt Park Branch Library Addition & Reno.	\$336,534.57
Omega Demolition	South Shore High School Abatement & Demolition	credit (\$134,000.00)
Henry Brothers Co.	Edgebrook Elementary School Addition	\$183,721.44
Roy Strom Excavating	Jones College Prep Site Preparation – Excavation	\$3,367.09
Rausch Construction Co.	Jones College Prep Site Preparation – Caissons	\$474,819.49

The CDO provided the following Field Order Report to the committee;

Brighton Park II Area ES

Current Contract Value: \$25,946,626.00 General Construction Contract Contingency Balance: \$1,111,360.00

05100 Contractor: C1518 - Sollitt/Oakley Joint Venture

FO #56 7/19/2012 \$558,894.00 Revisions to convert building from Elementary School to Middle School (Client Directed)

Total: \$558,894.00

Southwest Area HS

Current Contract Value: \$62,452,000.00 General Construction Contract Contingency Balance: \$972,635.56

05140 Contractor: 1515 - F.H. Paschen/S.N. Nielsen, Inc.

FO 111 7/5/2012 \$9,495.00 Remove and replace the sidewalk intersection north of the baseball field. Furnish and install 6" ductile iron pipe, connecting the trench drain at the west entry ramp to the 10" DIP running N-S along Homan Ave. (E/O A List)

FO 112 7/5/2012 \$1,908.00 Eliminate light fixtures in Lobby A-101, Student Commons A-201 and A-301, and provide 3 recessed can lights (E/O B List)

FO 113 7/12/2012 \$4,190.00 Furnish and install magnetic starter for Return Fan 1 and Exhaust Fan 14. (E/O B List)

FO 115 7/12/2012 \$27,059.00 Add partition and infill panel, vinyl base, tile and aluminum trim revisions. (E/O A List)
Total: \$42,652.00

Back of the Yards HS

Current Contract Value: \$63,822,440.00 General Construction Contract Contingency Balance: \$1,483,760.00

05150 Contractor: C1521 - Sollitt/Brown & Momen Joint Venture

FO #29 6/28/2012 (\$6,000.00) Delete the library circulation desk millwork from the project (Client Directed)
FO #45 6/28/2012 \$10,791.00 Furnish and install epoxy coated rebar on 62 benches and 7 parking lot bases, and delete 25 benches (E/O B List)
FO #51 7/19/2012 \$11,321.00 Furnish and install VAV box, 30"x10" low pressure duct and controls to serve Stair A (E/O B List)
FO #56 7/19/2012 \$16,417.00 Revise metal panels at Penthouse and Chiller Well from Style-Rib to Super-Rib (E/O B List)
FO #58 7/19/2012 \$5,082.00 Provide striping and sleeves for 2 badminton courts and one set of badminton equipment (E/O B List)

Total: \$37,611.00

Edgebrook Elementary School Addition

Current Contract Value: \$11,718,483.04 General Construction Contract Contingency Balance: \$105,457.24

05350 Contractor: C1524 - Henry Bros. Company

FO #86 7/19/2012 (\$153.20) Cut 1" slotted hole in coping and delete expand-o flash material at expansion joint. (E/O B List)
FO #87 7/19/2012 \$1,237.50 Revisions to classroom 2031 including provide a new one ton PTAC AC unit, demolish existing casework, and remove existing sink and cap piping within the wall cavity. (Other)

Total: \$1,084.30

Rosenblum Park HS Development

Current Contract Value: \$3,183,000.00 General Construction Contract Contingency Balance: \$100,000.00

05410 Contractor: C1541 -

FO #6 7/19/2012 \$24,672.00 Revise catch basin inverts and buried manholes to accommodate site conditions. (Diff. Site Conditions)

Total: \$24,672.00

Onahan Linked Annex

Current Contract Value: \$8,736,775.00 General Construction Contract Contingency Balance: \$300,000.00

05550 Contractor: C1538 - IHC Construction

FO #3 6/28/2012 \$2,934.25 Modify storm tie in with a 4' long x 14" wide cast trench drain at north roof downspout. The cast trench drain serves to capture the cistern overflow. (E/O B List)
FO #4 6/28/2012 \$41,497.00 Modify library renovation to include selective demolition, ceiling mounted projector screens, electrical revisions, book shelves, and computer work surfaces. (E/O B List)
FO #5 7/18/2012 \$7,538.00 Replate ADA ramps from North entrance to South entrance. (E/O B List)

Total: \$51,969.25

Stevenson Linked Annex

Current Contract Value: \$10,179,000.00 General Construction Contract Contingency Balance: \$300,000.00

05560 Contractor: C1539 - F.H. Paschen/S.N. Nielsen, Inc.

FO #2 7/5/2012 \$3,146.00 Revise kitchen underslab utilities and slab-on-grade thickness to accommodate multi-function cooking kitchen (Client Directed)

Total: \$3,146.00

Dominguez ES Turf & Playground

Current Contract Value: \$947,516.00 General Construction Contract Contingency Balance:

05610 Contractor: C1542 - Pan Oceanic Engineering Co.

FO #02 7/6/2012 \$4,549.00 Adjust slope of 35' of new pipe (Diff. Site Conditions)

Total: \$4,549.00

Collins High School Renovation

Current Contract Value: \$4,606,597.00 General Construction Contract Contingency Balance: \$102,555.27

05802 Contractor: C1523 - IHC Construction

FO #45 7/19/2012 \$200,000.00 Remove and replace existing tile, concrete deck, and below deck drainage system at pool deck. (Client Directed)

FO 40R 7/5/2012 \$171,094.00 Remove and replace existing pool well tile and grout (Client Directed)

Total: \$371,094.00

Air Force Academy Renovation

Current Contract Value: \$5,984,135.00 General Construction Contract Contingency Balance: \$449,677.90

05803 Contractor: C1535 - IHC Construction

FO #5C 7/5/2012 \$10,309.20 Install manual window operators; install clear plastic cover for window control unit in the gym and remove base cabinet unit in science classroom (E/O A List)

FO 12C 7/5/2012 \$2,000.00 Provide and install aluminum school name sign (Client Directed)

FO 13C 6/28/2012 \$4,670.60 Restore speakers to function in 4 classrooms, furnish and install one speaker in a corridor and 2 speakers in locker rooms (Diff. Site Conditions)

FO 14C 6/28/2012 (\$1,897.00) Eliminate power door operators from the wheelchair lift (E/O B List)

FO 15C 6/28/2012 \$3,170.20 Relocate section of discovered storm pipe in Stage Vestibule 118A (Diff. Site Conditions)

FO 16C 6/28/2012 \$1,367.30 Demo, cut and cap existing water piping and floor drains (E/O B List)

FO 17C 7/5/2012 \$3,581.60 Relocate water lines in unisex toilet room 121A (Diff. Site Conditions)

FO 18C 7/5/2012 \$11,761.20 Relocate conduit to chase behind west wall in Men's Locker Room 125A (E/O B List)

FO 19C 7/5/2012 \$520.30 Relocate 1" conduit in Stage Vestibule 118A (Diff. Site Conditions)

FO 21C 7/12/2012 \$3,593.70 Provide 2 new Cold water riser for the water closets in rooms 125B and 131B (E/O B List)

FO 22C 7/19/2012 \$1,767.78 Furnish and install 2 pipe chases and delete one locker (E/O B List)

Total: \$40,844.88

Henderson Elementary School Renovation

Current Contract Value: \$8,247,000.00 General Construction Contract Contingency Balance: \$599,309.24

05813 Contractor: C1537 - F.H. Paschen/S.N. Nielsen, Inc.

FO #3 6/28/2012 (\$624.00) Door, frame and hardware revisions (E/O A List)

FO #4 6/28/2012 \$3,175.00 Remove and replace existing aggregate base to the concrete roof deck, and apply waterproofing (Diff. Site Conditions)

FO #5 6/28/2012 \$2,334.00 Provide 3-hr rated ceiling to close the bottom of the shaft adjacent to the elevator equipment room (E/O A List)

FO #8 6/28/2012 \$1,006.00	Patch 3rd floor corridor ceiling at the locations of 2 removed louvers (E/O B List)
FO #10 7/5/2012 \$85,232.00	Reinforce existing structure and modify new chiller enclosure connection to support the chiller (Diff. Site Conditions)
FO #12 6/28/2012 \$59,173.00	Remove and rebuild parapet walls at roof areas 12 through 15 (Diff. Site Conditions)
FO #13 6/28/2012 \$1,015.00	Remove discovered existing ash ejector line and concrete trough (Diff. Site Conditions)
Total: \$151,311.00	

Edgewater Branch Library

Current Contract Value: \$7,614,000.00 General Construction Contract Contingency Balance: \$165,000.00

08050 Contractor: C1533R - Burling Builders, Inc.

FO #4 6/28/2012 (\$12,847.20)	Eliminate the geothermal vaults and re-locate the housed components into the 1st floor Mechanical Room Closet. (Client Directed)
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FO #7 7/12/2012 \$0.00	Add "Retain for Records" as a submittal review action in the specifications. (Other)
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FO #11 7/19/2012 \$8,013.60	Revise book detection system at the lobby and provide double roller shades at windows in Meeting Room 204. (E/O B List)
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Total: (\$4,833.60)

Humboldt Park Library Renovation & Addition

Current Contract Value: \$2,283,650.00 General Construction Contract Contingency Balance: \$59,120.30

08270 Contractor: C1534 - Tyler Lane Construction, Inc.

FO #7 7/3/2012 \$7,314.00	Remove, rework and replace existing radiant heat ceiling panels and provide drywall enclosure for gas piping. (E/O B List)
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Total: \$7,314.00

12th District Police Station

Current Contract Value: \$21,536,564.78 General Construction Contract Contingency Balance: \$658,836.38

09070 Contractor: 1514 - Harbour Contractors, Inc.

FO #45 7/3/2012 \$2,700.00	Provide frosted window film to the interior of 6 detention windows (E/O B List)
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FO #47 7/5/2012 (\$4,500.00)	Reduce the telecom tower caisson depth from 58' to 47'-2" (Diff. Site Conditions)
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Total: (\$1,800.00)

31st Street Harbor

Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$599,264.43

11120 Contractor: C1504 - James McHugh Construction Co.

FO 18M 6/28/2012 (\$11,000.00)	Credit for landscaping violations. (Other)
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FO 25M 7/12/2012 \$5,961.00	Provide additional Prairie Grass and Japanese Forest Grass in plant beddings on Green Roof (E/O B List)
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FO 33M 7/5/2012 \$8,558.00	Install mortar over exposed waterproofing at playground climbing wall (E/O B List)
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FO 37M 7/5/2012 \$3,294.00	Remove and replace caulk joints at existing revetment expansion joints and surface cracks (Administrative)
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FO 47M 7/19/2012 (\$16,380.03)	Various unit cost price revisions. (Other)
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FO 81M 7/19/2012 \$14,159.00	Provide 4" PVC perforated drain piping system around the Underpass foundation walls (E/O B List)
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Total: \$4,591.97

The reports from the Chief Development Officer were accepted.

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 meeting was adjourned.