

**PUBLIC BUILDING COMMISSION OF CHICAGO  
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE  
MEETING HELD ON APRIL 26, 2012**

The meeting of the Administrative Operations Committee of the Public Building Commission of Chicago was held in the 2<sup>nd</sup> Floor Board Room at the Richard J. Daley Center on April 26, 2012 at 1:00 p.m.

The following Committee members were present:

Chairman Dr. Byron Brazier  
Commissioner Gerald Sullivan  
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi  
Paul Spieles  
Lori Lypson  
Mary Pat Witry  
Eileen Ryan  
Terri Haymaker  
Rusty Castillo  
Lisa Giderof  
Daryl McNabb  
Ray Giderof  
Gerald McGleam  
Jim McConnell  
Langdon Neal, Neal & Leroy  
Anne Fredd, Neal & Leroy

The reading of the minutes of the March 29, 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 First 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 First 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 7.67% representing approximately \$164 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 9.09% representing a variance of \$198 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 First Quarter of 2012 for all categories was 2.4%. PBC's Indirect Costs average 13.3%, of total project costs and indirect costs exclusive of Administrative Services (Procurement, Diversity, Compliance, Finance, Human Resources etc.) average 11.2% of total project cost, well below the industry average of 25%. The Monthly Project Status Report provided a detailed snapshot of each PBC project. The Sustainable Development First Quarter Status Report provided an individual detailed snapshot of the PBC's LEED certified projects and metrics. MBE commitments for 2012 were 24.74% for GC projects, 17.95% for JOC projects, and 19.53% for Special Projects. WBE commitments for 2012 were 4.33% for GC projects, and 34.24% for JOC contracts. The total commitments for GC, and JOC, Contracts were 23.80% MBE and 4.25% WBE. M/WBE Commitments for Professional Service Contract Awards was 53.87% for MBE's, and 45.69% for WBE's. M/WBE Compliance for construction project completions in 2012 was 28.83% for MBE's and 5.84% for WBE's. M/WBE Compliance for professional service contract awards was 38.75%. For the First Quarter of 2012, 8 task orders were issued to Specialty Consultant term contracts with a value of \$184,531.81. 52% of the dollars were awarded to MBE firms, 37% to WBE firms and 96% of all tasks orders were issued to local firms.

Commissioner Brazier suggested that PBC brief individual agency chiefs regarding our programs and successes.

The Executive Director also advised the Commissioners of a bid opening scheduled for May 1, 2012 for contract 1542 for the Ortiz de Dominguez Elementary School Artificial Turf Project. Further, she provided a follow up report regarding the Public Building Commission Employment Program – Liquidated Damages Overview. She noted that the Public Building Commission program includes a combination of incentives and sanctions including bid incentives for hiring minority and female journeyworkers, apprentices and laborers, Chicago and community residents and assessing liquidated damages for contractors who do not meet their hiring commitments. Since 1977, a total of \$1,044,107.07 has been assessed in damages, representing less than one tenth of one percent (<0.1%) of the more than \$1.2 billion on contract awards. PBC's pre-qualification process includes an assessment of past hiring performance and contractors are regularly advised that repeated, unexplained failures to achieve hiring goals will result in a determination that the firm will not be eligible to bid on future work. A report was presented which highlighted the relative value of damages assessed and contractors that have been subject to sanctions.

Commissioner Brazier thanked staff for the follow-up regarding liquidated damages and asked PBC staff to continue to develop strategies to assist contractors and provide opportunities to the community residents.

The reports from the Executive Director were accepted.

Next, Lori Lypton, the new 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 A, B and C**

Ortiz de Dominguez Elementary School- Carnow, Conibear & Assoc	\$42,630.00
Edison Park Elementary School- GSG Consulting	\$11,580.00

**Geotechnical**

Lloyd Elementary School Artificial Turf – Wang Engineering	\$2,604.04
--	------------

**Material Testing**

Stevenson Linked Annex – ECS Midwest, LLC- ECS Midwest	\$93,665.00
Onahan Elementary School Linked Annex – Great Lakes Soil & Env.	\$106,815.00

**Survey**

Edison Park Elementary School – TECMA Associates	\$6,500.00
Hale Elementary School – Alfred Benesch & Co.	\$9,405.00

The Chief Operating Officer also reported on the change of names for the following firms:

Great Lakes Soil & Environmental Consultants, Inc. to Interra, Inc. and  
Camp Dresser McKee Inc. to CDM Smith, Inc.

The reports from the Chief Operating Officer were accepted.

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

Lohan Anderson	Edgewater Branch Library	\$3,775.00
Stephen Rankin	Humboldt Park Library Reno & Add.	\$11,902.00
Perkins & Will	Jones College Prep High School	\$52,822.00
AECOM	31 <sup>st</sup> Street Harbor Project	\$15,700.00
Baird & Associates	31 <sup>st</sup> Street Harbor Project	\$210,524.00

Paul Spieles reported on proposed change orders for the May 8, 2012 Board Meeting as follows;

<b>Contract</b>	<b>Project</b>	<b>Amount</b>
1480	Brighton Park Elementary School (Calmecca)	(\$54,344.12)
1522R	Engine Co. 16	\$422,462.00

Paul Spieles also provided the following Field Order Report to the committee;

Michael Reese Hospital Demolition  
 Current Contract Value: \$694,479.00 General Construction Contract Contingency Balance: \$37,200.00  
 04100 Contractor: C1517 - Heneghan Wrecking & Excavating Co.,  
 FO 9Ht 4/19/2012 Provide additional site protection (Client Directed)  
 Total: \$0.00

Brighton Park II Area ES  
 Current Contract Value: \$26,187,000.00 General Construction Contract Contingency Balance: \$1,122,555.00  
 05100 Contractor: C1518 - Sollitt/Oakley Joint Venture  
 FO #24 3/22/2012 \$4,962.00 Provide and install approved substitution amplifier and mixer for public address system (Other)

FO #33 3/22/2012 \$3,543.00 Cut and remove top of abandoned water meter vault and fill vault with CA-7 (Diff. Site Conditions)  
 FO #37 3/22/2012 \$4,628.00 Provide hard-wire sensor faucets in lieu of plug-in (E/O B List)  
 FO #42 3/22/2012 \$27,649.00 Add AI phone at west entrance of school near parking lot (Client Directed)  
 FO #45 3/22/2012 \$1,936.00 Modify door and frame and provide electrical panic hardware setup at Library door (E/O B List)  
 Total: \$42,718.00

South Shore High School

Current Contract Value: \$72,782,213.00 General Construction Contract Contingency Balance: \$270,106.00  
 05130 Contractor: 1473 - Sollitt/Brown & Momen Joint Venture  
 FO #60 3/22/2012 \$963.00 Provide push button shut-off switch units in lieu of toggle switch units at 6 locations (E/O B List)  
 FO 107 3/29/2012 \$1,152.00 Furnish and install new circuit board/equipment to operate ADA door (Other)  
 Total: \$2,115.00

Southwest Area HS

Current Contract Value: \$62,452,000.00 General Construction Contract Contingency Balance: \$1,127,067.03  
 05140 Contractor: 1515 - F.H. Paschen/S.N. Nielsen, Inc.  
 FO #73 3/22/2012 \$0.00 Remove Public Address and Music Equipment specification (E/O B List)  
 FO #75 4/12/2012 (\$30,640.00) Delete geothermal loop to solar hot water system (E/O B List)  
 FO #78 4/12/2012 \$11,256.00 Add flow switches to emergency eyewashes and showers and wire to corresponding alarms (E/O B List)  
 FO #85 4/12/2012 \$2,735.00 Add gates at baseball and softball fields (Other)  
 Total: (\$16,649.00)

Kelly Curie HS

Current Contract Value: \$71,422,573.74 General Construction Contract Contingency Balance: \$151,369.99  
 05170 Contractor: 1474 - F.H. Paschen/S.N. Nielsen, Inc.  
 FO #50 3/22/2012 \$14,349.00 Provide 120v pwer to twelve VAV boxes. (E/O B List)  
 Total: \$14,349.00

Edgebrook Elementary School Addition

Current Contract Value: \$11,587,000.00 General Construction Contract Contingency Balance: \$128,007.65  
 05350 Contractor: C1524 - Henry Bros. Company  
 FO #15 3/22/2012 \$1,149.00 Revisions to reinforcing steel in 6 grade beams and 2 pier caps (E/O B List)  
 FO #34 3/22/2012 \$628.00 Revise lintel detail at security office window to align with cast stone joint spacing (E/O B List)  
 FO #45 3/22/2012 \$2,438.00 Revise lavatory wash station colors (E/O B List)  
 FO #50 4/6/2012 \$658.00 Revise the finish of 4 door operators from clear anodized to painted (E/O B List)  
 FO #52 3/29/2012 \$17,685.00 Place MDF room panel on generator fed panel and relocate circuit breaker (E/O B List)  
 FO #53 3/29/2012 \$3,218.00 Add snap cap trim at the curtainwall on both sides of the cafeteria to cover exposed vapor barrier (Other)  
 FO #56 4/19/2012 \$141,697.00 Revise CCTV specification to Salient System (Client Directed)  
 FO #60 4/5/2012 \$841.00 Install markerboard and provide tackboard (E/O B List)  
 FO #65 4/9/2012 \$18,285.00 Remove and replace all wall-mounted F13D fixtures with "Lay in" fixtures (E/O B List)  
 Total: \$186,599.00

Air Force Academy Renovation

Current Contract Value: \$1,472,881.20 General Construction Contract Contingency Balance: \$96,144.00

Contractor: C1526 - F.H. Paschen

FO #30 4/6/2012 \$1,064.80 Provide additional concrete and reinforcement at elevator pit concrete slab (Other)

Total: \$1,064.80

Engine Company 16

Current Contract Value: \$10,679,000.00 General Construction Contract Contingency Balance: \$186,128.07

07060 Contractor: C1522R - F.H. Paschen/S.N. Nielsen, Inc.

FO #7 4/19/2012 \$108,076.00 Sidewalk and surface improvements (Other)

FO #12 4/5/2012 \$8,496.00 Upgrade communication tower dome camera and provide 1 additional camera (Other)

FO #18 4/19/2012 \$22,125.00 Relocate water service valve (E/O A List)

FO #19 4/12/2012 \$80,000.00 Widen inbound lane of apparatus bay driveway on Wabash Street (Client Directed)

Total: \$218,697.00

Little Village Branch Library

Current Contract Value: \$5,967,213.00 General Construction Contract Contingency Balance: \$1,170.00

08030 Contractor: 1496 - Sollitt/Oakley Joint Venture

FO #59 4/16/2012 \$1,359.00 Provide transformers and connection to revised flag pole light fixtures (Other)

FO #71 4/16/2012 \$970.00 Provide one additional shade in Children's Librarian Office (E/O B List)

Total: \$2,329.00

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 #1 3/29/2012 \$80,496.00 Increase caisson depth to bear on bedrock and delete caisson bells (E/O A List)

Total: \$80,496.00

Humboldt Park Library Renovation & Addition

Current Contract Value: \$2,283,650.00 General Construction Contract Contingency Balance: \$120,000.00

08270 Contractor: C1534 - Tyler Lane Construction, Inc.

FO #1 4/9/2012 \$40,744.00 Civil, architectural, landscape, structural, and MEP modifications required during regulatory review (E/O A List)

FO #3 4/9/2012 \$4,992.00 Clean, televise and confirm condition of abandoned sewer line (Other)

Total: \$45,736.00

12th District Police Station Blue Island

Current Contract Value: \$21,536,564.78 General Construction Contract Contingency Balance: \$714,253.00

09070 Contractor: 1514 - Harbour Contractors, Inc.

FO #30 4/12/2012 (\$1,200.00) Delete one masonry pier in parking island at SE corner of visitor parking (E/O B List)

FO #32 3/29/2012 \$2,284.00 Extend rebar for the radio tower foundation (E/O B List)

FO #34 4/5/2012 (\$1,800.00) Revise internal halyard system to external system and delete toilet room dispensers (Client Directed)

FO #35 4/12/2012 \$6,100.00 Provide 12 additional cores (Client Directed)

Total: \$5,384.00

31st Street Harbor

Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$847,752.43

11120 Contractor: C1504 - James McHugh Construction Co.	
FO 101M 4/19/2012 \$4,392.00	Provide concrete end cap at existing revetment steps adjacent to 3 new sidewalks (Diff. Site Conditions)
FO 103M 4/12/2012 \$0.00	Change guide pile encasement material on piles located within corner style roller pile guides (Client Directed)
FO 109M 4/19/2012 \$41,366.00	Modify UHMW pile encasement for piles at end of finger piers and piles with side brackets to include 3 wear strips (Client Directed)
FO 110M 4/12/2012 \$10,297.00	Provide 2 mars lights to be connected to the fire alarm system (Other)
FO 73M 4/12/2012 \$13,331.00	Add 2' x 2' concrete wall at SE side of Peninsula Park for fishing pier access (Client Directed)
FO 74M 4/6/2012 (\$12,968.00)	Provide standard concrete finish in lieu of special color and sandblast finish on sidewalks in the play area and green roof area (Other)
FO 93M 3/22/2012 (\$11,815.00)	Install vertical drainage system at the green roof sidewalks in lieu of the French drain (Other)
Total: \$44,603.00	

The reports from the Chief Development Officer were accepted.

The next item was an approval to convene an Executive Session under the Open Meetings Act to discuss the purchase of property for the Southeast Area High School Project under 2(c) 5 of the Open Meetings Act. Legal Counsel provided a recommendation of a settlement and the acquisition price for the property located at 3930-3940 East 105<sup>th</sup> Street in the amount of \$412,500.00 and 10438 South Indianapolis Boulevard in the amount of \$2,500.00 for the Southeast Area Elementary School.

Commissioner Brazier inquired regarding the cost of green roofs on PBC projects. Staff did not have the information on hand, but will provide.

At the conclusion of Executive Session, the meeting was reconvened and the Legal Counsel report was 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.