

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON FEBRUARY 7, 2013**

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 February 7, 2013 at 1:00 p.m.

The following Committee members were present:

Commissioner Brazier, Chairman
Commissioner Juan Rangel

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Lori Lypson
Terri Haymaker
Eileen Ryan
Mary Pat Witry
Jim McConnell
Rusty Castillo
Lisa Giderof
Lee Ann Tomas-Foster
Rich Schleyer
Anne Fredd, Neal & Leroy
Langdon Neal, Neal & Leroy
John Nardoizzi, NTR

The reading of the minutes of the December 27, 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.

Erin Lavin Cabonargi, Executive Director presented the AO Committee with the following 2012 Year End 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 Fourth Quarter Status Report; M/WBE Commitment Reports; M/WBE Compliance Reports; and Specialty Consultants 2012 Fourth Quarter Award and Commitment Report.

The Executive Director summarized highlights of the various reports. The Program Cost Status Report showed current program authority in excess of \$2.2 billion in project development costs, and PBC is currently under budget by 8.17% representing approximately \$184 million under the original undertaking budgets. Including a limited number of budget revisions authorized due to changes in project scope, PBC is under budget by 8.60% representing a variance of \$195 million under the revised undertaking budgets. The Program Cost Effectiveness Report shows change orders for Fourth Quarter of 2012 for construction projects was 2.8%. PBC's Indirect Costs average 16.26%, of construction costs. Indirect costs average 12.32% 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 Report through the Fourth Quarter 2012 indicated that PBC has achieved LEED Certification on 49 municipally-owned projects, with an additional 29 registered projects. MBE commitments for 2012 were 25.01 % for GC projects, 20.67% for JOC projects, 19.45% for Special Projects, and 39.48% for Design Build. WBE commitments for 2012 for construction projects by type were 5.02% for GC projects, and 31.91 % for JOC contracts, 3.09% for Special Projects, and 5.09% for Design Build. The total commitments for GC, and JOC, Special Projects and Design Build were 25.42% MBE and 5.71% for WBE. M/WBE Commitments for Professional Service Contracts Awarded was 40.84% for MBE's and 16.81% for WBE's. M/WBE Compliance for construction projects completed in 2012 was 27.39% for MBE's and 5.62% for WBE's. M/WBE Compliance for professional service contracts for projects completed in 2012 was 46.42% for MBE's and 11.41% for WBE's. M/WBE Professional Services for administrative services paid in 2012 was 46% for MBE's, and 5% for WBE's. For the Fourth Quarter of 2012, 23 task orders were issued to Specialty Consultant term contracts with a value of \$1,004,715.28. 43% of the dollars were awarded to MBE firms, 7% to WBE firms. The Executive Director's reports were accepted.

Commissioner Rangel mentioned that it would be beneficial to also see the total of the combined construction and professional services compliance reports. Staff agreed to provide that total.

The Executive Director also advised the AO Committee concerning bid openings for the following projects: Edison Park Elementary School Linked Annex; Hale Elementary School Linked Annex; and Job Order Contracting (JOC).

The reports from the Executive Director were accepted.

Lori Lyson, 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 Demolition and Renovation

Higgins Elementary School Replacement	Carnow, Conibear & Assoc.	\$43,543.75
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Surveyor Services

Chinatown Branch Library	Terra Engineering, Ltd.	\$4,800.00
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Material Testing Service

Fire Station Engine 16	ECS Midwest, LLC	\$175,511.86
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The COO also reported on the recommendation to award Natural Resource Technology, Inc. to provide In-situ Chemical Oxidation and Soil Remediation Services for the Whitney Young Remediation Project located at 415-423 East 79th Street for a fee not to exceed \$1,223,200.00. She also reported on a Task Order Assignment to Coyne + Associates as the Architect of Record for the Thomas J. Higgins Elementary School Project in an amount not to exceed \$87,000.00 plus reimbursables.

The reports from the Chief Operating Officer were accepted.

Next was a report from Eileen Ryan, Director of Enterprise Risk Management for the PBC regarding Property and Liability Insurance Renewals as follows: General Liability \$1,000,000 (Premium \$101,141); Umbrella \$25,000,000

(Premium \$80,864); Excess \$25,000,000 (Premium \$32,975); Crime (Premium \$5,950); Property (\$248,999); Bonds (Up to \$8,000); Directors and Officers (Premium \$44,950); and Workers' Compensation (Premium \$24,601).

The report from the Director of Enterprise Risk Management was accepted.

In the absence of Kimberly Shamley, the PBC's Director of Human Resources, the Executive Director provided the AO Committee with an update on PBC employee benefits for 2013. She reported that the Medical/Dental (BCBS and Guardian), 2013 Renewal of \$1,078,841; Vision, 2013 Renewal of \$8,163; Group Life/AD&D/Short Term Disability, \$25,446. The total amount for 2013 renewals is \$1,112,450, which is just under 5% across the board and under medical trend.

Next was a report by the Chief Development Officer, Paul Spieles, regarding a recommendation concerning proposed amendments to professional service agreements as follows;

Consultant	Project	Amount
Jackson Harlan (AOR)	Albany Park Library	\$26,500.00
Stephen Rankin & Assoc. (AOR)	Humboldt Park Library Reno & Addition	\$20,548.00

The CDO reported on proposed change orders for the February 13, 2013 Board Meeting as follows;

Contractor	Project	Amount
Tyler Lane	Humboldt Park Library Reno. & Add	\$69,607.55

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

Jones College Prep Replacement HS

Current Contract Value: \$90,980,000.00 General Construction Contract Contingency Balance: \$1,753,051.58

05265 Contractor: C1527 - Walsh Construction Company

FO #74 1/10/2013 \$34,229.00 Furnish and install tube steel support at the west wall of Elevator 4 (E/O B List)

FO #78 1/17/2013 \$13,628.00 Duct work and acoustical wall panel revisions (E/O B List)

Total: \$47,857.00

Stevenson Linked Annex

Current Contract Value: \$10,681,430.00 General Construction Contract Contingency Balance: \$280,156.00

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

FO #20 1/10/2013 \$2,226.40 In Pump Room 132B, remove 400 amp CT cabinet and replace with a 200 amp meter box and provide (2) 4" to 3" reducers at the existing 4" conduit stubs. (Other)

FO #22 1/14/2013 \$919.60 At West cistern, trim back galvanized steel roof cap overhang to cistern tank wall. (E/O B List)

Total: \$3,146.00

Dominguez ES Turf & Playground

Current Contract Value: \$947,516.00 General Construction Contract Contingency Balance: \$25,723.43

05610 Contractor: C1542 - Pan Oceanic Engineering Co.

FO #03 1/17/2013 \$5,003.00 Furnish and install moveable soccer goals and an electrical handhole for a future scoreboard (Client Directed)

Total: \$5,003.00

Air Force Academy Renovation

Current Contract Value: \$5,984,135.00 General Construction Contract Contingency Balance: \$285,040.48

05803 Contractor: C1535 - IHC Construction

FO 50C 1/10/2013 \$1,512.78 Furnish and install power connection to return fan, RF-1, motor and VFD (E/O B List)

Total: \$1,512.78

Engine Company 16

Current Contract Value: \$11,101,462.00 General Construction Contract Contingency Balance: \$123,796.82

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

FO #39 1/17/2013 \$15,004.00 Confirm water pressure, re-flush water service lines and re-test the fire suppression system (Other)

Total: \$15,004.00

Edgewater Branch Library

Current Contract Value: \$7,722,990.26 General Construction Contract Contingency Balance: \$117,525.60

08050 Contractor: C1533R - Burling Builders, Inc.

FO #34 1/10/2013 \$2,116.00 Provide hardboard backing for the Rulon wood strip wall system, eliminate fabric-backing and acoustical insulation. (Other)

Total: \$2,116.00

Humboldt Park Library Renovation & Addition

Current Contract Value: \$2,681,231.39 General Construction Contract Contingency Balance: \$1,049.19

08270 Contractor: C1534 - Tyler Lane Construction, Inc.

FO #38 1/10/2013 \$19,504.00 Revise paint color in the building and add chalkboard paint to the East wall of the Reading Room. (Client Directed)

FO #45 1/10/2013 \$536.36 Furnish and install divider shelves in circulation desk. (E/O B List)

FO #49 1/17/2013 \$865.49 Furnish and install a new linkage kit to damaged actuator. (Diff. Site Conditions)

Total: \$20,905.85

31st Street Harbor

Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$23,108.18

11120 Contractor: C1504 - James McHugh Construction Co.

FO 27M 1/10/2013 \$48,868.00 Outfall storm pipe revision (Diff. Site Conditions)

FO 51M 1/17/2103 \$3,674.00 Duct bank and manhole revisions (Other)

FO 61M 1/10/2013 \$2,565.00 Monumental Stair railing revisions (E/O A List)

FO 62M 1/17/2013 \$2,295.98 Dock gate handles at dock access doors (Other)

Total: \$57,402.98

Ping Tom Park Field House

Current Contract Value: \$11,839,000.00 General Construction Contract Contingency Balance: \$78,571.00

11170 Contractor: PS1922C - Wight & Company

FO #01 1/10/2013 \$10,000.00 Irrigation system pipe removal (Diff. Site Conditions)

Total: \$10,000.00

Douglas Park Artificial Turf

Current Contract Value: \$1,401,650.00 General Construction Contract Contingency Balance: \$30,310.78

11180 Contractor: C1544 - J.E.M. Morris Construction, Inc.

FO #08 1/10/2013 \$1,482.25 Furnish wireless scoreboard control with battery pack (E/O B List)

Total: \$1,482.25

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.