

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON MARCH 28, 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 March 28, 2013 at 1:00 p.m.

The following Committee members were present:

Commissioner Byron Brazier, Chairman
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Eileen Ryan
Mary Pat Witry
Kim Shamley
Lisa Giderof
Jim McConnell
Rusty Castillo
Ray Giderof
Art Del Muro
Anne Fredd, Neal & Leroy
Langdon Neal, Neal & Leroy

The reading of the minutes of the February 28, 2013 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 advised the AO Committee regarding a bid opening for the Thomas J. Higgins Elementary School Roof Replacement and Exterior Renovation Project. The bids will open on April 4, 2013.

The report from the Executive Director was accepted.

In the absence of Lori Lybson, Chief Operating Officer (COO), Paul Spieles 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

Chinatown Branch Library Environmental Group Services, Ltd. \$47,754.00
12th District Police Station Environmental Group Services, Ltd. \$13,100.00

Paul Spieles also reported on the pre-qualification of general contractors for William Jones College Prep High School Interior and Exterior Renovation, MEP and Roof Replacement Project. The PBC received 12 submittals and all submittals are currently being evaluated in accordance with established criteria and existing PBC procedures. Finally Paul Spieles also presented the recommendation to appoint Midwest Office Interiors to furnish and install furniture and Smart Storage, LLC to furnish and install shelving for the Back of the Yards Community Library to be co-located at the Back of

the Yards High School as well as the recommendation to appoint Midwest Office Interiors to furnish and install furniture for the Edgewater Branch Library Project located at 6000 N. Broadway.

The reports were accepted.

The Chief Development Officer reported on proposed change orders for the April 9, 2013 Board Meeting as follows;

Contractor	Project	Amount
Henry Brothers Construction	Edgebrook Elementary School Addition	(credit \$277,934.25)
Omega Demolition Corporation	South Shore HS Abatement & Demo	(credit \$118,425.00)
FH Paschen/SN Nielsen	Durkin Park ES Linked Addition Project	(credit \$58,000.00)
FH Paschen/SN Nielsen	Stevenson ES Linked Addition	\$57,725.00
Burling Builders	Edgewater Branch Library	\$56,568.49
FH Paschen/SN Nielsen	Engine Company 16	\$56,861.00
McHugh Construction	31 st Street Harbor (Landside)	(credit \$493,040.00)
Wight Construction Services	Bell Elementary School Addition	\$36,000.00

The CDO provided the following field order report to the committee;

Back of the Yards High School

Current Contract Value: \$63,822,440.00 General Construction Contract Contingency Balance: \$999,625.00

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

FO #92 2/28/2013 \$9,438.00 Fireproofing revisions at Pool Equipment Room 002, Storage 064, Pool Storage 048 and Pool 054 (E/O B List)

Total: \$9,438.00

Jones College Prep Replacement HS

Current Contract Value: \$90,980,000.00 General Construction Contract Contingency Balance: \$1,730,593.82

05265 Contractor: C1527 - Walsh Construction Company

FO #81 2/28/2013 (\$7,269.00) Ceiling height revisions for overhead MEP infrastructure (E/O B List)

FO #88 2/28/2013 \$10,181.00 Chase wall modifications for MEP infrastructure (E/O B List)

Total: \$2,912.00

Durkin Park Linked Annex

Current Contract Value: \$9,747,000.00 General Construction Contract Contingency Balance: \$290,746.80

05540 Contractor: C1540 - F.H. Paschen/S.N. Nielsen, Inc.

FO #13 3/14/2013 \$9,850.00 Abatement in equipment room. (Client Directed)

Total: \$9,850.00

Air Force Academy Renovation

Current Contract Value: \$5,984,135.00 General Construction Contract Contingency Balance: \$283,556.48

05803 Contractor: C1535 - IHC Construction

FO 32C 2/28/2013 \$19,452.56 Gas unit heater flue pipe, gas vent lines and water heater flue pipe revisions (E/O B List)

Total: \$19,452.56

Henderson Elementary School Renovation

Current Contract Value: \$8,247,000.00 General Construction Contract Contingency Balance: \$277,548.00

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

FO #52 3/14/2013 \$2,156.00 Library blinds. (E/O B List)

Total: \$2,156.00

Peck Elementary School Renovation

Current Contract Value: \$10,388,000.00 General Construction Contract Contingency Balance: \$555,806.62

05814 Contractor: C1536 - F.H. Paschen/S.N. Nielsen, Inc.

FO #42 2/28/2013 \$768.00 Raise existing manhole buried under asphalt near northeast entry using precast adjusting rings (Diff. Site Conditions)

FO #43 2/26/2013 \$4,334.00 Paint room numbers on parking lot (Client Directed)

FO #44 3/14/2013 \$13,580.00 Provide additional outlets in multipurpose room. (Client Directed)

FO #46 2/28/2013 \$744.00 Duct work modifications in room 224 (Diff. Site Conditions)

FO #62 3/7/2013 \$6,753.00 Infill CMU where Limestone was removed within the Elevator / Storage areas (E/O A List)

Total: \$26,179.00

Edgewater Branch Library

Current Contract Value: \$7,722,990.26 General Construction Contract Contingency Balance: \$90,519.96

08050 Contractor: C1533R - Burling Builders, Inc.

FO #15 3/14/2013 \$6,688.00 Fully grout all cells of the bottom 3 CMU courses at the exterior wall to provide structural anchorage points for the cast stone base (E/O B List)

FO #25 3/7/2013 \$1,357.00 Provide rebar couplers welded to underlying structural steel beams for CMU wall dowels at the mechanical chase (E/O A List)

FO #39 2/28/2013 \$3,448.50 Provide reheat coil in the Vestibule supply duct (E/O B List)

FO #40 2/28/2013 \$1,650.00 Provide removable base at 5 locations in the millwork Circulation Desk (E/O B List)

Total: \$13,143.50

Humboldt Park Library Renovation & Addition

Current Contract Value: \$2,750,838.94 General Construction Contract Contingency Balance: \$1,049.19

08270 Contractor: C1534 - Tyler Lane Construction, Inc.

FO #51 3/14/2013 \$646.07 Furnish and install stainless steel corner and base guards around the perimeter of the laptop cart opening at the existing circulation desk (Other)

Total: \$646.07

12th District Police Station Blue Island

Current Contract Value: \$21,836,564.78 General Construction Contract Contingency Balance: \$573,967.00

09070 Contractor: 1514 - Harbour Contractors, Inc.

FO #3 3/14/2013 (\$11,910.00) Reroute ComEd feeds to the switchgear pad. (Diff. Site Conditions)

Total: (\$11,910.00)

31st Street Harbor

Current Contract Value: \$54,222,264.54 General Construction Contract Contingency Balance: \$26,053.74

11120 Contractor: C1504 - James McHugh Construction Co.

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

Total: \$3,674.00

Ping Tom Park Field House

Current Contract Value: \$11,879,517.06 General Construction Contract Contingency Balance: \$78,571.00

11170 Contractor: PS1922C - Wight & Company

FO #06 3/7/2013 \$17,000.00 Furnish and install cabinets with under mount sink, stone counter tops, rubber flooring, electrical and data outlets, lighting fixtures, and acoustical ceiling in room 202. Rename room 202 from Storage Room to Maintenance Room. (Client Directed)

Total: \$17,000.00

The reports from the Chief Development Officer were accepted.

Eileen Ryan, Director of PBC Risk Management reported to the committee recommending approval of a paid maternity-paternity leave policy consistent with the City of Chicago's policy for paid leave as follows:

Four weeks - routine natural delivery;
Six weeks – birth by cesarean section;
Two weeks – adoptive parent; and
One week – partners and spouses following the
birth of adoption of a child.

Eileen Ryan reported that the PBC currently has no policy for maternity-paternity leave.

The report from the Director of Risk Management was accepted.

Next was an approval to convene an Executive Session under 2(c)1 of the Open Meetings Act to discuss employment matters.

During the Executive Session the Executive Director advised the Commissioners that PBC had obtained compensation analysis from an external firm to evaluate salaries of PBC staff. The Hay Group reviewed salaries of PBC staff. The Hay Group reviewed PBC positions, job descriptions and salary. Further, Hay Group conducted an analysis considering: internal pay equity, market competitiveness, geographical labor costs, and comparable public service sector and capital development service sector compensation. As a result of the analysis, the Hay Group recommended that PBC assign each position to a salary band, starting at 85% of the mid-point and extending 120% of the mid-point. Movement within the band will be based on title, performance and experience.

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