

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON MAY 2, 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 May 2, 2013 at 1:00 p.m.

The following Committee members were present:

Commissioner Arnold Randall
Commissioner Juan Rangel

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Eileen Ryan
Mary Pat Witry
Terri Haymaker
Daryl McNabb
Kim Shamley
Lisa Giderof
Rusty Castillo
Ray Giderof
Art Del Muro
Anne Fredd, Neal & Leroy
Brad Smith, Neal & Leroy

The reading of the minutes of the March 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 presented the AO Committee with the following 2013 First Quarter (Q1) 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 Q1 2013 Status Report; M/WBE Commitment Reports; M/WBE Compliance Reports; and Specialty Consultants Q1 2013 Award and Commitment Report.

Highlights of the various reports are summarized as follows: The Program Cost Status Report showed current program authority in excess of \$2.3 billion in project development costs, and PBC is currently under budget by 7.88% representing approximately \$184.9 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 8.30% representing a variance of \$196 million under the revised undertaking budgets. The Program Cost Effectiveness Report shows change orders for Q1 2013 for construction projects was 2.5%. PBC's Indirect Costs average 16.29%, of construction costs. Indirect costs average 12.33% 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 Q1 2013 indicated that PBC has achieved LEED Certification on 53 municipally-owned projects, with an

additional 25 registered projects. MBE commitments through Q1 2013 were 25.43 % for GC projects, 18.15% for JOC projects, 14.67% for Special Projects, and 28.92% for Design Build. WBE commitments through Q1 2013 for construction projects by type were 4.36% for GC projects, and 19.53% for JOC contracts, 0.00% for Special Projects, and 8.84% for Design Build. The total commitments for GC, JOC, Special Projects and Design Build were 26.05% MBE and 6.24% for WBE. M/WBE Commitments for Professional Service Contracts Awarded through Q1 2013 was 35.64% for MBE's and 14.26% for WBE's. M/WBE Compliance for construction projects completed through Q1 2013 was 24.33% for MBE's and 5.11% for WBE's. M/WBE Compliance for professional service contracts for projects completed through Q1 2013 was 75.25% for MBE's and 11.28% for WBE's. During Q1 2013, 12 task orders were issued to Specialty Consultant term contracts with a value of \$295,170.19. Thirty-five percent (35%) of the dollars were awarded to MBE firms, 28% to WBE firms.

The Executive Director advised the AO Committee regarding a bid opening for the Albany Park Branch Library Project as well as the Jones College Prep HS Interior and Exterior Renovation, MEP and Roof Replacement Phase 1. The bids for Albany Park were received earlier in the day and are under review and the Jones bids are due on May 9, 2013.

The final report from the Executive Director was regarding Design-Build Agreements for the 2013 School Investment Program for 100 school facilities including the outreach steps taken in advance of the receipt of the Request for Proposals for the 2013 School Investment Program.

The reports from the Executive Director were accepted.

Next the Chief Operating Officer (COO) Lori Lyson 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:

<u>Environmental ABC Services</u>	
Jones College Preparation Renovation Project	\$221,925.00
<u>Environmental Renovation/Demolition Services</u>	
Jones College Preparation Renovation Project	\$89,466.00
<u>Material Testing Services</u>	
Durkin Park Linked Annex	\$3,985.00
<u>Survey Services</u>	
Jones High School Athletic Field	\$8,540.00

Next the COO reported on the task order assignment for Architect of Record Services for the Full Day Kindergarten Modular building program to Wallin-Gomez Architects, Ltd, NTE: \$646,000.00 plus reimbursables. The COO reported on the recommendation to appoint OCA Construction, Inc. to provide fabrication, delivery and installation of new modular classrooms at up to seven (7) CPS elementary schools for the Full Day Kindergarten Modular

Building Program for a lump sum amount of \$4,951,100.00. The COO also reported that the purchase of air conditioning units and accessories for the 2013 School Investment Program was deferred as pricing will not be received until May 6, 2013.

The reports were accepted.

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
Carnow, Conibear & Assoc. (Environmental Consultant)	Program-wide term agreement	\$1,500,000.00
GSG Consultants, Inc. (Environmental Consultant)	Program-wide term agreement	\$1,500,000.00
SMNG-A (Design Architect)	Program-wide term agreement	\$3,000,000.00

The Chief Development Officer reported on proposed change orders for the May 14, 2013 Board Meeting as follows;

Contractor	Project	Amount
Burling Builders	Edgewater Library	\$30,470.00
Tyler Lane Construction	Humboldt Park Library Addition	\$646.39
FH Paschen	Engine Company 16	(\$95,164.00 credit)
Harbour Contractors	23rd District Police Station	(\$218,465.70 credit)
J.E.M. Morris	Douglas Park Turf Project	(\$59,836.49 credit)
McHugh Construction	31st Street Harbor Landside Project	\$479,033.25
Skender Construction	Mt. Greenwood Elementary School	(\$326,393.88 credit)
IHC	Collins High School;	(\$57,570.35 credit)
John Keno	Lloyd Elementary School Turf Project	(\$55,969.18 credit)
Pan Oceanic	Dominiguez Elementary School Turf	(\$40,231.74 credit)
Omega Demolition	South Shore High School Demolition	\$73,837.00

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: \$65,041.00

05100 Contractor: C1518 - Sollitt/Oakley Joint Venture

FO #69 4/4/2013 \$8,073.00 BAS connection and monitoring revisions (Other)

Total: \$8,073.00

Back of the Yards High School

Current Contract Value: \$63,822,440.00 General Construction Contract Contingency Balance: \$951,920.00

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

FO #93 4/4/2013 \$7,018.00 Two way communication at wheelchair lift (Other)

Total: \$7,018.00

Jones College Prep Replacement HS

Current Contract Value: \$90,980,000.00 General Construction Contract Contingency Balance: \$1,728,270.82

05265 Contractor: C1527 - Walsh Construction Company

FO 107 4/11/2013 \$0.00 Revised AV equipment. (Other)

Total: \$0.00

Durkin Park Linked Annex

Current Contract Value: \$9,689,000.00 General Construction Contract Contingency Balance: \$274,458.80

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

FO #14 4/18/2013 (\$58,720.00) Retain existing modular units. (Client Directed)

FO #15 4/18/2013 (\$16,025.00) Delete concrete curb improvements. (E/O A List)

Total: (\$74,745.00)

Onahan Linked Annex

Current Contract Value: \$8,736,775.00 General Construction Contract Contingency Balance: \$191,409.43

05550 Contractor: C1538 - IHC Construction

FO #23 4/11/2013 \$1,200.00 Repaint the sprinkler pipe and supports adjacent to the classroom acoustical wall panels (Client Directed)

Total: \$1,200.00

Stevenson Linked Annex

Current Contract Value: \$10,739,155.00 General Construction Contract Contingency Balance: \$234,482.62

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

FO #25 3/28/2013 (\$5,720.00) Delete remaining renovation scope of existing kitchen (Client Directed)

Total: (\$5,720.00)

Henderson Elementary School Renovation

Current Contract Value: \$8,247,000.00 General Construction Contract Contingency Balance: \$119,106.14

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

FO #35 3/28/2013 \$2,905.21 Provide labor and material for removing and replacing the existing door, frame and hardware at Kindergarten 100. (E/O B List)

FO #45 3/28/2013 \$3,038.83 Patching to crack in North Stair and refinish casework in classroom 307 (Other)

Total: \$5,944.04

Peck Elementary School Renovation

Current Contract Value: \$10,388,000.00 General Construction Contract Contingency Balance: \$509,530.62

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

FO #57 4/11/2013 \$7,150.00 Demo existing clay tile walls and install new CMU wall with gypsum finish at the east and west stairways (Other)

FO #65 3/28/2013 \$0.00 Seven day time extension. (Other)

FO #77 4/18/2013 \$632.50 Relocate storage containers #4 & #5. (Client Directed)

Total: \$7,782.50

Edgewater Branch Library

Current Contract Value: \$7,779,558.75 General Construction Contract Contingency Balance: \$75,066.29

08050 Contractor: C1533R - Burling Builders, Inc.

FO #43 3/28/2013 \$2,200.00 Furnish and install two free standing directory signs. (Other)

FO #45 4/4/2013 \$3,696.00 Closet revisions (Other)

FO #46 4/11/2013 \$19,360.00 Revise the floor finishes in the Circulation Control Center and Work Room to carpet tile (Client Directed)

FO #47 4/11/2013 \$1,606.00 Delete 46 double sided book stack shelving units. (Client Directed)

FO #49 4/4/2013 \$9,510.38 Alley saw-cutting (Other)

FO #50 4/4/2013 \$4,587.00 Drip irrigation modification (Client Directed)

Total: \$40,959.38

31st Street Harbor

Current Contract Value: \$53,729,224.54 General Construction Contract Contingency Balance: \$94,863.22

11120 Contractor: C1504 - James McHugh Construction Co.

FO 15M 4/11/2013 \$19,016.00 Furnish and install 50 AMP circuit breaker and direct connection to 208V service within 16 Dock Pedestals. (E/O B List)

FO 29M 4/4/2013 \$35,049.00 Gas piping to Fuel Dock (E/O B List)

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

FO 66M 4/11/2013 (\$144,328.00)Delete furnishing and installation of 105 UNMW dock pile sleeves.

(Client Directed)

Total: (\$86,589.00)

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.