

PUBLIC BUILDING COMMISSION OF CHICAGO MINUTES OF
THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON MAY 29, 2014

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 29, 2014 at 1:00 p.m.

The following Committee members were present:

Dr. Byron Brazier
Commissioner Arnold Randall

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Lori Lypson
Terri Haymaker
Mary Pat Witry
Eileen Ryan
Art Del Muro
Daryl McNabb
Raven DeVaughn
Ilyas Lakada
Lisa Giderof
Ray Giderof
Molly Sullivan
Patricia Montenegro
Orestes Ruffin, MB Real Estate
Anne Fredd, Neal & Leroy
Langdon Neal, Neal & Leroy

The reading of the minutes of the May 8, 2014 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.

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 Executive Director advised the AO Committee regarding awards received by the Public Building Commission from Chicago the Chicago Building Congress (CBC) and the Chicago Association of Realtors Good Neighbor Award for the Back of the Yards Campus (Chicago Public High School and Chicago Public Library), William Jones College Prep High School and Ping Tom Memorial Park Fieldhouse. She also advised the AO Committee regarding the bid opening for the Oriole Park Elementary School Annex.

The Executive Director's reports were accepted.

The Executive Director presented to the AO Committee the following reports and recommendations of the Chief Operating Officer:

1. Report on Task Orders awarded to Specialty Consultants for the following services and projects: Environmental ABC (Whitney Young Library Environmental Remediation Project); Material Testing (Chinatown Branch Library); and Traffic Study (Southwest Area Elementary School Project).
2. Emergency appointment of Miller Pipeline for repair of the twin concrete water retention pipes at Erin Solorio Academy High School for a cost of \$244,505.00.

The Committee accepted the reports.

The Director of Risk Management Eileen Ryan provided a status update on compliance attestation work performed by Deloitte & Touche LLP (Deloitte). The AO Committee was provided with a written summary of Deloitte's findings with respect to its evaluation of PBC's M/WBE report as included in the 2013 Year End Staff Report in accordance with attestation standards established by the American Institute of Certified Public Accountants. The attestation review included professional services procedures, job order construction project procedures, general construction project procedures and design build procedures for the projects as summarized in the 2013 Year End Staff Report. The attestation concluded general conformance with the Year-End Report with a net under reporting of \$2.5 million.

The report from the Director of Risk Management was accepted.

Next the Chief Development Officer Paul Spieles provided the following amendments;

Holabird & Root (AOR)	Children's Advocacy Center	\$4,250.00
Gremley & Biedermann (Surveyor)	Payton Elementary School Annex	\$2,200.00
Muller & Muller (AOR)	Lincoln Elementary School Annex,	\$0 (final negotiated fee established within limits of previously approved not to exceed amt. of \$1,266,925)
Jackson Harlan (AOR)	Albany Park Branch Library	\$9,760.00
Wight & Company (Design Builder)	Chinatown Branch Library	\$300,000.00

The Chief Development Officer also provided the following recommendation to approve a proposed change order as follows;

Wight and Company	Albany Park Branch Library	\$214,113.74
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The reports from the Chief Development Officer were accepted.

The AO Committee was advised that five field orders were issued involving the following projects;

Bell School Addition

Current Contract Value: \$7,292,000.00 General Construction Contract Contingency Balance: \$45,504.34

05530 Contractor: C1545R - Wight Construction Services, Inc.

FO #24 5/14/2014 \$2,270.52 Demolish floor joist assembly and pour new concrete slab infill in Toilet Room EN135. (Diff. Site Conditions)

Total: \$2,270.52

Chicago Vocational Career Academy

Current Contract Value: \$55,764,000.00 General Construction Contract Contingency Balance: \$1,300,000.00

05620 Contractor: C1557-001 - Sollitt / Oakley Joint Venture

FO 08S 5/1/2014 \$4,659.00 Remove and dispose of approx. 40 tons of impacted soil discovered in existing boiler room. (Diff. Site Conditions)

Total: \$4,659.00

Hale Elementary School Linked Annex

Current Contract Value: \$11,816,316.68 General Construction Contract Contingency Balance: \$223,610.09

05640 Contractor: C1546 - Walsh Construction Company

FO 023 5/15/2014 \$3,755.00 Soffit revisions at the servery: (1) Remove the new soffit at north wall of the servery and Room #121 and re-install at elevation 8'-8". (2) Furnish and install a new soffit at the north wall of the servery between column lines #3 and #3.5. (E/O B List)

Total: \$3,755.00

Edison Park Elem School Linked Annex

Current Contract Value: \$10,403,082.00 General Construction Contract Contingency Balance: \$269,905.76

05650 Contractor: C1547 - Walsh Construction Company of Illinois

FO #36 5/15/2014 \$2,253.00 Rebuild discovered manhole and provide new frame and lid. (Diff. Site Conditions)

Total: \$2,253.00

Albany Park Branch Library

Current Contract Value: \$7,915,000.00 General Construction Contract Contingency Balance: \$294,119.37

08130 Contractor: C1550 - Wight Construction Services, Inc.

FO 004 5/15/2014 \$5,880.63 Grind down the splice plate at the upper cord of the trusses in the reading room#107 and stack room#111 (E/O A List)

Total: \$5,880.63

The committee accepted the reports from the Chief Development Officer.

Next was an approval to convene an Executive Session under 2(c)5 of the Open Meetings Act to discuss a settlement agreement.

During Executive Session, the AO Committee was advised by PBC Legal Counsel regarding a proposed environmental cost recovery settlement with respect to the Westinghouse High School Project.

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

The meeting was adjourned.