

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON JANUARY 29, 2015

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 January 29, 2015 at 1:00 p.m.

The following Committee members were present:

Chairman Dr. Brazier
Commissioner Arnold Randall
Commissioner Maldonado

Also present were:

Erin Lavin Cabonargi
Paul Spieles
Mary Pat Witry
Lori Lypson
Terri Haymaker
Lisa Giderof
Eileen Ryan
Daryl McNabb
Nikki Bravo
Ray Giderof
Raven DeVaughn
Ilyas Lakada
Molly Sullivan
Langdon Neal, Neal and Leroy
Anne Fredd, Neal and Leroy
Nicole Castillo, Neal and Leroy
Andre Wiggins, MB Real Estate

The reading of the minutes of the December 30, 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 presented the AO Committee with the following 2014 Year End Staff Reports: Executive Summary Report; Program Cost Performance Report; Program Cost Effectiveness Report; 2014 Year End Project Status Report; Environmental Sustainability Report; Economic Sustainability Report; M/WBE Compliance Reports for Projects Completed in 2014 and M/WBE Compliance Report for Professional Administrative Services Paid in 2014.

The Executive Director summarized highlights of the various reports. The PBC manages a multi-year capital program with more than \$2.8 billion in development authority on behalf of our clients. Projects included in the multi-year program are trending under budget by 10.53%, representing a variance of \$299 million under budget. For projects completed in 2014, including capital construction and infrastructure and technology programs, the PBC's total budget authority was \$89.7 million in project development costs. At year's end, completed projects are trending under budget

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by 11.31%, representing a variance of \$10.2 million under budget. The approved change order percentage for recently completed projects and those currently in construction is 2.6%. This rate is below the industry standard change order percentage of 3-5% for new municipal and educational construction work. Further exceeding industry benchmarks, this low percentage of change orders includes renovation projects, which typically have a much higher change order percentage than new construction.

The 2014 Year End Project Status Report provided a detailed snapshot of each PBC project. The Environmental Sustainability Development Report through Q4 2014 showed that PBC has achieved LEED Certification on 67 facilities, bringing the total number of LEED-certified, municipally owned facilities to 87. The Economic Sustainability Report showed that M/WBE Compliance for construction projects completed in 2014 was 34.01% for M/WBE participation. M/WBE Compliance for professional administrative service contracts paid in 2014 was 51.21% for M/WBE participation.

The Executive Director's reports were accepted.

Next, Daryl McNabb the PBC's Director of Finance, provided status reports on the Q4 2014 Richard J. Daley Center Budget and the Q4 2014 PBC Administrative Expense Budget. He advised the Commissioners regarding the overrun in the 2014 Daley Center Budget due to utility costs in 2014 and advised that the overrun will be covered by operating salvage from prior years. Director McNabb also discussed the Q4 results for the PBC Administrative Expense budget in comparison to the projections for the full year of 2014 previously provided as well as the budgeted amounts recently authorized for 2015.

The Reports from the Director of Finance were accepted.

The Chief Operating Lori Lyson reported on task order awards to Specialty Consultants as follows;

Edwards Elementary School Annex Environmental Renovation/Demolition Services	Environmental Consulting Group	\$66,969.00
Prospect Avenue Transit Access Improvement Program Traffic Study	Terra Engineering, Ltd.	\$173,300.00
Southeast Area Elementary School Material Testing	K&S Engineers	\$22,293.27
Surveyor	TECMA Associates	\$500.00
Jamieson Elementary School Geotechnical	GEI Consultants	\$10,426.00
Environmental Renovation-Demolition	United Analytical Services	\$50,875.00
Canty Elementary School Environmental Renovation-Demolition	Carnow, Conibear & Assoc.	\$84,037.50

She also provided a recommendation for the appointment of a Geotechnical Consultant to assist the PBC in overall geotechnical oversight and program management services primarily during the Planning Phase. PBC staff is still reviewing proposals and will make a recommendation to the full board.

The reports from the Chief Operating Officer were accepted.

Next was a report from Eileen Ryan the Director of Risk Management. She advised the committee regarding property and liability insurance renewals for the period January 1, 2015 to December 31, 2015 with the following premiums: Primary General Liability \$1,000,000 – \$90,732; Second Layer Umbrella \$25,000,000 - \$102,344; Third Layer Excess \$25,000,000 - \$34,188; Crime - \$4,734; Property - \$213,144; Bonds - up to \$8,000; Workers' Compensation - \$25,704; and Directors & Officers - \$40,490.

The reports from the Director of Risk Management were accepted.

The Chief Development Officer Paul Spieles provided a recommendation to approve the following amendments.

DLR Group, AOR	CVCA	\$32,450.00
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The Chief Development Officer advised the AO Committee that the following change orders was issued;

Turf Field at NTA	Kee Construction	\$113,860.73
CVCA Phase I	Sollitt/Oakley JV	\$302,942.00
CCAC	IHC Construction	\$52,965.00
Ping Tom Fieldhouse	Wight & Co.	\$91,717.56

The Chief Development Officer also advised the AO committee that the following field orders were issued;

05620 CVCA Renovation Phase I

Current Contract Value: \$55,764,000.00 Commission's Contingency Balance: \$1,262,575.00

05620 Contractor: C1557 - Sollitt / Oakley Joint Venture

FO 150S 01/15/2015	\$17,610.00	Exhaust fan and Air Handling Unit Revisions (Client Directed)
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Total: \$17,610.00

05740 Lincoln ES Annex Contractor: C1561 Blinderman / Meccor JV

Current Contract Value: \$14,020,000.00 Commission's Contingency Balance: \$450,000.00

FO 002 01/15/2015	\$2,000.00	Reroute underground plumbing to avoid conflict with adjacent grade beam abutting existing building ((Differing Site Conditions)
FO 008 01/22/2015	\$2,180.00	Furnish and install glass break intrusion detection devices in lunchroom (Other)

Total: \$4,180.00

05720 Oriole Park ES Annex Contractor: C1559 IHC Construction

Current Contract Value: \$11,889,000.00 Commission's Contingency Balance: \$300,000.00

FO 002 01/22/2015	\$892.98	Remove and replace water piping to modular for reconnection of water service (Differing Site Condition)
FO 003 01/22/2015	\$605.00	Provide sheet waterproofing in lieu of damproofing at elevator pit foundation walls (E/O - B List)
FO 008 01/22/2015	(\$609.84)	Delete hand hole near C line for fire pump electrical main (E/O B List)

Total: \$888.14

The reports from the Chief Development Officer were accepted.

Next was an approval to convene an Executive Session under 2(c)5 of the Open Meeting Act to discuss the purchase of property for the Lindblom Math and Science Academy Parking Lot Project.

During the Executive Session, Legal Counsel advised the Commissioners regarding the proposed acquisition of property located at 6110 South Winchester for the Lindblom Academy Parking Lot Project

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

The meeting was adjourned.