



PUBLIC BUILDING COMMISSION

Minutes of the Administrative Operations Committee meeting held June 29, 2016

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

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 June 29, 2016 at 1:30 p.m.

The following Committee members were present:

Commissioner Jose Maldonado – Chairman
Commissioner Arnold Randall

Also present were:

Felicia S. Davis
Lori Lypson
Raven DeVaughn
Art Del Muro
Beth Scanlan
Mary Pat Witry
Patrice Doyle
Patricia Montenegro
Bryant Payne
Eileen Ryan
Tanya Foucher-Weekley
Kathy Galvin
Victor Sapozhnikov
Shardnnay Tzul – PBC Intern
Angeli O – PBC Intern
Anne Fredd, Neal & Leroy
Langdon Neal, Neal & Leroy
Jeanette Sublett, Neal & Leroy
Andrew Wiggins, MB Real Estate

The reading of the minutes of the June 2, 2016 Administrative Operations Committee meeting which were 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 AO Committee was advised by the Chief Operating Officer (COO) Lori Lypson regarding the status of a Specialty Consultant task order issued to Terracon Consultants to provide Material Testing Services for the Malcolm X Demolition Project. The COO also provided a status report regarding the evaluation of firms who responded to the PBC's solicitation for Photographic Documentation Services.

Tanya Foucher-Weekley, Comptroller of the Public Building Commission, provided status reports on the Q1 2016 PBC Administrative Budget and Q1 2016 Richard J. Daley Center Budget.

She advised the AO Committee regarding PBC's continuing efforts for cost savings in the PBC Administrative Budget that resulted in total expenses for Q1 2016 of \$2,015,022, or 17% of the total board approved budget. Also, overall favorable YTD budget variances were reported for the following line items: personnel services, \$1,545,036 or 19% of the total approved budget for 2016; legal fees of \$40,683 or 6% of the total budgeted amount; professional service fees of \$54,100 or 9% of the budgeted amount; office and computer maintenance expenses of 15% and 10%, respectively, of the total budgeted amount for the year. Direct billable charges of

\$508,125 were a further reduction to overall costs resulting in net actual expenses for Q1 2016 Administrative Budget of \$1,506,897.

The Comptroller also advised the AO Committee regarding the Q1 2016 Daley Center operating report as follows: total revenues for Q1 of \$4,086,328 are in line with the approved budgeted amount, and total expenses were \$4,067,278 yielding a net income of \$19,050. Expense areas with unfavorable variances were cleaning and utilities expenses due to the timing of the new janitorial service agreement.

The AO Committee accepted the reports provided by the PBC Comptroller.

Next the Managing Architect Art Del Muro advised the committee regarding twelve field orders issued on seven projects as follows;

Southeast Area School/ Contractor: C1564 Sollitt / Oakley Joint Venture. / Original Contract Amount: \$30,027,685.00 / Approved Change Orders: \$0.00 / Adjusted Contract to Date: \$30,027,685.00
011 6/23/2016 \$976.00 Add Light Fixture.
0139 6/2/2016 \$175,000.00 Reconstruction of existing sewer infrastructure along 105th Street.
Total \$175,976.00

Southwest Area School/ Contractor: C1565 K.R. Miller Contractors, Inc. / Original Contract Amount: \$35,987,000.00 / Approved Change Orders: \$0.00 / Adjusted Contract to Date: \$35,987,000.00
030 6/2/2016 \$3,340.00 Partition furring at stairs.
Total \$3,340.00

Wildwood ES Annex/Contractor: C1560 Paschen Milhouse Joint Venture/Original Contract Amount: \$10,618,000.00 Approved Contract Change Orders: (\$100,000.00) / Adjusted Contract to Date: \$10,518,000.00
035 6/16/2016 \$11,261.00 Furnish and install concrete sidewalk adjacent to new fire lane on park district property.
Total \$11,261.00

Payton High School Annex / Contractor: C1562 Paschen Milhouse Joint Venture / Contract Amount: \$13,462,000.00 / Approved Change Orders: \$753,155.00 / Adjusted Contract to Date \$14,215,155.00
024 6/16/2016 \$31,197.00 Add replacement cameras at existing school building, including provide cameras, camera licenses, service maintenance agreement, testing and training.
Total \$31,197.00

Canty Elementary School Annex/Contractor: C1568 Friedler Construction / Original Contract Amount: \$13,262,800.00 / Approved Change Orders: \$109,678.22 / Adjusted Contract to Date: \$13,372,478.22
016 6/16/2016 \$0 Completion date modifications and warranty commencement revisions associated with schedule impacts due to structural steel modifications.
024 6/16/2016 \$8,805.15 Provide flexible flashing membrane at intersection of gypsum wall with floor slab.
Total: \$8,805.15

Jamieson Elementary School Annex / Contractor: C1567 Old Veteran Construction / Original Contract Amount: \$12,989,000.00 / Approved Change Orders: \$0.00 / Adjusted Contract to Date: \$12,989,000.00

014 6/23/2016 \$8,500.00	Low Voltage coordination revisions.
016 6/16/2016 \$60,000.00	Remove and dispose of existing modular building.
022 6/16/2016 \$11,000.00	Remove five existing water taps in Mozart Avenue per regulatory requirements and furnish and install a different size valve vault.

Total: \$79,500.00

Edwards Elementary School Annex & Renovation / Contractor: PS2036 Berglund Construction (CM @ Risk) / Contract GMP: \$33,189,385.00

027 6/16/2016 \$16,000.00	Fire alarm and intrusion system interface revisions.
030 6/16/2016 \$0	Revise finish at exposed concrete foundation wall.

Total: \$16,000.00

The Managing Architect also reported on one change order. The change order is for mechanical system modifications at the Richard M. Daley Branch Library in the sum of \$78,801.50. This is the final close-out change order for the project.

The reports from the Managing Architect were accepted.

The meeting was adjourned.