



**PUBLIC BUILDING COMMISSION  
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD NOVEMBER 7, 2018**

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

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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 November 7, 2018 at 10:00 a.m.

The following Committee members were present:

Chairman Jose Maldonado  
Commissioner Arnold L. Randall  
Commissioner Olga Camargo

Also present were:

Carina E. Sánchez  
Erin O'Keefe  
Lori Lypson  
Ray Giderof  
James Borkman  
Tanya Foucher-Weekley  
Lisa Giderof  
Bryant Payne  
Patrice Doyle  
Patricia Montenegro  
Mary Pat Witry  
Anne Fredd

The reading of the minutes of the September 26, 2018 Administrative Operations Committee meeting, which was previously distributed, was dispensed with. Upon motion duly made and seconded the minutes 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 Chief of Staff reported on the following recommendations;

Forty-two task order awards for Specialty Consultant services for Environmental Engineering, Environmental Renovation/Demolition, Geotechnical, Surveyor, Traffic Study and Construction Material Testing Services. **Attached Exhibit A.**

A task order award for Architect of Record services to STL Architects, a MBE firm, for the Read Dunning School Project in the sum of \$26,395.

A recommendation to appoint Architect or Engineer of Record firms for seventeen school projects These draft recommendations are being finalized and will be reported at the November Board meeting.

|  |   |
|--|---|
| Brooks College Preparatory Academy Turf Field Repairs    | Brook Architecture, Inc. MBE / WBE  |
| Dore Elementary School Pre-K Expansion                   | FORMA Architecture, Ltd. MBE  |
| Prosser Career Academy Education Program Renovations     | Tilton, Kelly + Bell, LLC WBE   |
| Rickover High School Education Program Renovations       | Globetrotters Engineering Corp. MBE<br>KOO & Associates, Ltd. MBE/WBE                       |
| Decatur Classical Elementary School Annex and Renovation | Muller & Muller, Ltd WBE  |
| McCutcheon Elementary School Annex and Renovation        | STL Architects, Inc. MBE  |
| McDade Classical Elementary School Annex and Renovation  | Moody Nolan, Inc. Non-M/WBE<br>Johnson & Lee, Ltd. MBE                                      |
| Palmer Elementary School Annex and Renovation            | Bauer Latoza Studio, Ltd. MBE   |
| Poe Classical Elementary School Annex and Renovation     | Moody Nolan Non-M/WBE<br>Onyx Architecture MBE  |
| Rogers Elementary School Annex and Renovation            | Urban Works, Ltd. MBE / WBE   |
| Waters Elementary School Annex and Renovation            | Bailey Edward Design, Inc. WBE<br>Doyle & Associates, Architects and Interior Designers WBE |
| Corliss High School Renovation                           | Mode Architects, P.C. MBE<br>Harding Partners, Inc. Non-M/WBE                               |
| Kenwood Academy High School Renovation                   | Milhouse Engineering and Construction, Inc.<br>MBE – EOR                                    |
| Locke Elementary School Renovation                       | RADA Architects, Ltd. WBE   |
| Lovett Elementary School Renovation                      | Altus Works, Inc. WBE<br>Brush Architects, LLC WBE  |
| Washington High School Renovation                        | Wallin-Gomez Architects, Ltd. MBE   |
| Dirksen Elementary School Annex and Renovation           | SMNG A, Ltd. Non-MBE/WBE<br>Studio ARQ, LLC MBE   |

The Chief of Staff also reported on a recommendation to appoint e-Builder, Inc. to provide Electronic Project Management System and Technical Support services to the PBC.

The Guaranteed Maximum Price (GMP) Amendment 3 in the sum of \$42,676,382 for Design Build services to Old Veteran Construction, Inc, a MBE firm, for the Daley College MTEC Project.

Amendments for Project Development Services to the following four firms

1. Ardmore Roderick, a MBE firm
2. Cotter Consulting, a WBE firm
3. Comprehensive Construction Consulting, a MBE firm and
4. Rodriguez & Associates, a MBE

These amendments increase the maximum compensation of each agreement by NTE: \$1,000,000.

The Chief Development Officer reported on Field Orders issued as follows;

**Columbia Explorers Academy Modular / C1592 O.C.A. Construction, Inc. / Original Contract Amount: \$2,777,000.00/ Approved Contract Change Orders: \$116,150.00 / Adjusted Contract to Date: \$2,893,150.00**

012 10/11/2018 \$6,243.60 Provide power to door operator.  
Subtotal \$6,243.60

**Ebinger Elementary School Annex & Renovations(Vertical) / Contractor: C1590 Friedler Drive Joint Venture / Original Contract Amount: \$12,058,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$12,058,000.00**

014V 10/4/2018 \$0 Implement updated CPS Building Automation System (BAS) specifications.  
Subtotal \$0

**Esmond Elementary School Annex & Renovations / Contractor: C1588 F.H. Paschen / SN Nielsen / Original Contract Amount: \$12,265,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$12,265,000.00**

019 10/25/2018 \$6,292.00 Electrical revisions due to elevator motor size increase.  
Subtotal \$6,292.00

**Lincoln Park High School Renovations / Contractor: C1582 Blinderman Construction Company / Original Contract Amount: \$16,746,219.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$16,746,219.00**

045 10/4/2018 \$8,030.87 Existing deteriorated/cracked downspout removal and replacement.  
Subtotal \$8,030.87

**Mt. Greenwood ES Annex & Renovations II (Vertical) / Contractor: C1589 F.H. Paschen / SN Nielsen / Original Contract Amount: \$9,807,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$9,807,000.00**

09V 10/4/2018 \$9,195.38 Provide door hardware revisions.  
016V 10/4/2018 \$17,000.00 Provide roof blocking at expansion joint.  
017V 10/25/2018 \$2,420.00 Revise roof hatch.  
018V 10/18/2018 \$0 Implement updated CPS Building Automation System (BAS) Specifications.  
019V 10/25/2018 \$32,355.99 Provide new security phone system per CPS requirements.  
041V 10/18/2018 \$5,000.00 Core 8" diameter sleeve through existing concrete grade beams.  
Subtotal \$65,971.37

**Prussing ES Annex & Renovations** / Contractor: C1587 The George Sollitt Construction Company / Original Contract Amount: \$17,438,463.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$17,438,463.00

045 10/4/2018 \$19,868.00 Remove and rebuild parapet walls and grind and tuckpoint existing masonry.  
Subtotal \$19,868.00

**Read Dunning School(Vertical)** / Contractor: C1591 K.R. Miller Contractors / Original Contract Amount: \$51,137,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$51,137,000.00

013V 10/18/2018 \$ 4 ,240.00 Remove two existing ComEd poles.  
017V 9/27/2018 \$ 2 ,490.00 Fin tube radiator model revisions.  
021V 10/18/2018 \$ (2,560.00) Revisions to polishing and seal of concrete floors.  
024V 10/18/2018 \$ (5,000.00) Omit CDOT pedestrian countdown signals from Contractor scope.  
Subtotal \$(830.00)

**South Side High School** / Design Builder: PS2096 Ujamaa Power Joint Venture / Current GMP: \$76,366,713.00

004 10/11/2018 \$ 50 ,000.00 Provide planning, design, engineering, regulatory review services and permitting to incorporate client directed Career Pathways Program (CTE).  
Subtotal \$50,000.00

**Zapata ES Annex & Renovation** / Contractor: C1580 F.H. Paschen / SN Nielsen / Original Contract Amount: \$ 15,972,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$15,972,000.00

013 9/27/2018 \$11,183.35 Remove existing flooring in two stairwells and four vestibules as required to furnish and install vinyl floor tile.  
Subtotal \$11,183.35

**Columbus Park Facility Rehabilitation (Group A)** / Contractor: C1594 Blinderman Construction Company / Original Contract Amount: \$ 1,329,261.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$ 1,329,261.00

207 10/25/2018 \$926.33 Furnish and install 8" PVC pipe in lieu of specified piping.  
211 10/25/2018 \$4,900.57 Reallocate the discovered site electrical condition for the new Culvert installation near the Field House.  
Subtotal \$5,826.90

**Douglas Park Facility Rehabilitation** / Contractor: C1596 Blinderman Construction Company / Original Contract Amount: \$1,445,104.00/ Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$1,445,104.00

|                |              |  |
|----------------|--------------|--|
| 102 10/4/2018  | \$0          | Reallocate environmental allowance, limestone repair allowance, and roof allowance to Commission's Contract Contingency.   |
| 101 10/25/2018 | \$102,324.25 | Revisions to stair and concrete scope associated with discovered second of stairs under main entry stairs.<br>Revise Substantial Completion date to December 24, 2018. |
| Subtotal       | \$5,826.90   |  |

**Williams Park Field House** / Contractor: C1593 Burling Builders, Inc./ Original Contract Amount: \$7,393,000.00/ Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$7,393,000.00

|                |             |     |
|----------------|-------------|-----|
| 023 10/19/2018 | \$11,158.82 | PRC |
| Subtotal       | \$11,158.82 |     |

The Chief Development Officer provided a recommendation to approve change orders as follows; change orders for revisions associated with the regulatory review process in the sum of \$282,198.80 at the Skinner West Elementary School Annex Project. Closeout change orders in the total sum of \$55,056.09 including credits for used equipment and site work allowance and changes due to an unforeseen condition at an existing storm water pipe at the Columbia Explorers Academy Modular Project. A closeout credit in the sum of (\$28,326.64) for unused contingency at the Mt. Greenwood Elementary School Annex Site Prep Project. Liquidated damages closeout credits in the sum of (\$52,245.27) at the Payton College Prep High School and (\$19,016.78) at the Chinatown Library Project. A close out change order in the total sum of \$12,404.62 for miscellaneous changes and credits for liquidated damages, unused site work and contingency credits at the Chicago Children's Advocacy Center Addition Project.

The AO Committee accepted the recommendations and reports from the PBC representatives. That concludes my report.

The AO Committee accepted the reports from the Chief of Staff.

The AO Committee members accepted the reports from the Chief Development Officer.

The meeting was adjourned.



# TASK ORDERS AWARDED AGAINST TERM CONTRACTS

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

## November 2018

| Environmental Engineering Services              |      |         |   |                   |                        |
|---|------|---------|---|-------------------|------------------------|
| Project Name                                    | Type | MBE/WBE | Firm  | Task Order Number | Task Order Amount      |
| Decatur Classical ES Annex & Renovation         | R    |         | Terracon Consultants, Inc.                        | 05215-PS2060H-001 | \$ 129,164.75          |
| Dirksen ES Annex & Renovation                   | R    |         | Carlson Environmental, Inc.                       | 05225-PS2060C-001 | \$ 118,378.65          |
| Engine Company 115                              | R    | WBE     | Carnow, Conibear & Associates, Ltd.               | 07115-PS2060D-001 | \$ 270,738.00          |
| McCutcheon ES Annex and Renovation              | R    |         | O'Brien & Gere Engineers, Inc.                    | 05235-PS2060G-001 | \$ 113,125.00          |
| McDade Classical ES Annex and Renovation        | R    |         | Terracon Consultants, Inc.                        | 05255-PS2060H-001 | \$ 129,944.75          |
| Palmer ES Annex and Renovation                  | R    |         | AECOM Technical Services, Inc.                    | 05275-PS2060A-001 | \$ 150,866.30          |
| Poe Classical ES Annex and Renovation           | R    |         | Tetra Tech, Inc.                                  | 05285-PS2060I-001 | \$ 137,972.00          |
| Rogers ES Annex & Renovation                    | R    |         | Wood Environment & Infrastructure Solutions, Inc. | 05295-PS2060B-001 | \$ 126,500.75          |
| Waters ES Annex and Renovation                  | R    | MBE     | Environmental Design International, Inc.          | 05305-PS2060E-001 | \$ 131,560.00          |
| <b>TOTAL Environmental Engineering Services</b> |      |         |   |                   | <b>\$ 1,308,250.20</b> |

| Environmental Renovation/ Demolition Services              |      |         |   |                   |                      |
|--|------|---------|---|-------------------|----------------------|
| Project Name   | Type | MBE/WBE | Firm  | Task Order Number | Task Order Amount    |
| Corliss HS Renovation                                      | R    | WBE     | Carnow, Conibear & Associates, Ltd.               | 05315-PS2061D-001 | \$ 51,444.00         |
| Kenwood Academy HS Renovation                              | R    | MBE     | Environmental Design International, Inc.          | 05325-PS2061E-001 | \$ 20,874.00         |
| Locke ES Renovation  | R    |         | Wood Environment & Infrastructure Solutions, Inc. | 05345-PS2061B-001 | \$ 31,790.40         |
| Lovett ES Renovation                                       | R    | MBE     | Accurate/GSG Consultants JV                       | 05355-PS2061A-001 | \$ 49,584.00         |
| Washington HS Renovation                                   | R    |         | Terracon Consultants, Inc.                        | 05365-PS2061G-001 | \$ 43,560.00         |
| <b>TOTAL Environmental Renovation/ Demolition Services</b> |      |         |   |                   | <b>\$ 197,252.40</b> |

| Geotechnical Services                    |      |         |   |                   |                      |
|--|------|---------|---|-------------------|----------------------|
| Project Name                             | Type | MBE/WBE | Firm  | Task Order Number | Task Order Amount    |
| Decatur Classical ES Annex & Renovation  | R    |         | ECS Midwest, LLC                            | 05215-PS2062B-001 | \$ 36,447.50         |
| Dirksen ES Annex & Renovation            | R    |         | Terracon Consultants, Inc.                  | 05225-PS2062D-001 | \$ 36,865.80         |
| Engine Company 115                       | R    |         | SEECO Consultants, Inc.                     | 07115-PS2062E-001 | \$ 59,467.50         |
| McCutcheon ES Annex and Renovation       | R    |         | Weaver Consultants Group North Central, LLC | 05235-PS2062F-001 | \$ 37,982.00         |
| McDade Classical ES Annex and Renovation | R    |         | Weaver Consultants Group North Central, LLC | 05255-PS2062F-001 | \$ 39,197.00         |
| Palmer ES Annex and Renovation           | R    | MBE     | GSG Consultants, Inc.                       | 05275-PS2062C-001 | \$ 28,714.50         |
| Poe Classical ES Annex and Renovation    | R    |         | Terracon Consultants, Inc.                  | 05285-PS2062D-001 | \$ 38,549.00         |
| Rogers ES Annex & Renovation             | R    |         | ECS Midwest, LLC                            | 05295-PS2062B-001 | \$ 26,460.00         |
| Waters ES Annex and Renovation           | R    |         | ECS Midwest, LLC                            | 05305-PS2062B-001 | \$ 26,460.00         |
| <b>TOTAL Geotechnical Services</b>       |      |         |   |                   | <b>\$ 330,143.30</b> |

Exhibit A.

| Surveyor Services                        |      |         |   |                   |                      |
|--|------|---------|---|-------------------|----------------------|
| Project Name                             | Type | MBE/WBE | Firm  | Task Order Number | Task Order Amount    |
| Decatur Classical ES Annex & Renovation  | R    |         | Landmark Engineering, LLC                   | 05215-PS2063D-001 | \$ 23,430.00         |
| Dirksen ES Annex & Renovation            | R    | MBE     | Environmental Design International, Inc.    | 05225-PS2063C-001 | \$ 12,810.00         |
| Engine Company 115                       | R    | WBE     | Terra Engineering, LTD                      | 07115-PS2063E-001 | \$ 24,750.00         |
| McCutcheon ES Annex and Renovation       | R    | MBE     | Environmental Design International, Inc.    | 05235-PS2063C-001 | \$ 17,210.00         |
| McDade Classical ES Annex and Renovation | R    |         | Landmark Engineering, LLC                   | 05255-PS2063D-001 | \$ 29,600.00         |
| Merlo Branch Library                     | R    | MBE     | DB Sterlin Consultants, Inc.                | 08305-PS2063B-001 | \$ 12,500.00         |
| Palmer ES Annex and Renovation           | R    | WBE     | Terra Engineering, Ltd.                     | 05275-PS2063E-001 | \$ 15,000.00         |
| Poe Classical ES Annex and Renovation    | R    | MBE     | DB Sterlin Consultants, Inc.                | 05285-PS2063B-001 | \$ 28,000.00         |
| Rogers ES Annex & Renovation             | R    |         | Weaver Consultants Group North Central, LLC | 05295-PS2063G-001 | \$ 21,817.00         |
| Waters ES Annex and Renovation           | R    |         | Weaver Consultants Group North Central, LLC | 05305-PS2063G-001 | \$ 23,947.00         |
| <b>TOTAL Surveyor Services</b>           |      |         |   |                   | <b>\$ 209,064.00</b> |

| Traffic Study                            |      |         |                           |                   |                      |
|--|------|---------|---------------------------|-------------------|----------------------|
| Project Name                             | Type | MBE/WBE | Firm                      | Task Order Number | Task Order Amount    |
| Decatur Classical ES Annex & Renovation  | R    |         | V3 Companies, Ltd.        | 05215-PS2064G-001 | \$ 23,700.00         |
| McCutcheon ES Annex and Reno             | R    | WBE     | Terra Engineering         | 05235-PS2064F-001 | \$ 16,261.00         |
| McDade Classical ES Annex and Renovation | R    |         | Knight E/A, Inc.          | 05255-PS2064D-001 | \$ 19,500.00         |
| Poe Classical ES Annex and Renovation    | R    |         | Knight E/A, Inc.          | 05285-PS2064D-001 | \$ 19,578.00         |
| Rogers ES Annex & Renovation             | R    | WBE     | Primera Engineering, Ltd. | 05295-PS2064E-001 | \$ 19,900.00         |
| Waters ES Annex and Renovation           | R    |         | V3 Companies, Ltd.        | 05305-PS2064G-001 | \$ 29,200.00         |
| <b>TOTAL Traffic Study</b>               |      |         |                           |                   | <b>\$ 128,139.00</b> |

| Construction Material Testing Services              |      |         |                            |                   |                     |
|---|------|---------|----------------------------|-------------------|---------------------|
| Project Name  | Type | MBE/WBE | Firm                       | Task Order Number | Task Order Amount   |
| New South Side HS                                   | R    |         | Terracon Consultants, Inc. | 05185-PS2065G-002 | \$ 76,985.00        |
| Robichaux Park Rehabilitation                       | R    |         | ECS Midwest, LLC           | 11309-PS2065B-001 | \$ 4,995.00         |
| Skinner West ES Annex                               | R    |         | SEECO Consultant, Inc.     | 05045-PS2065F-001 | \$ 17,760.00        |
| <b>TOTAL Construction Material Testing Services</b> |      |         |                            |                   | <b>\$ 99,740.00</b> |

| Type - Legend                |
|------------------------------|
| R - Rotation                 |
| RMW - M/WBE Deficiency       |
| C - Cradle to Grave          |
| D - Directed Task Orders     |
| AT - Amendment to Task Order |
| A - Additional Services      |
| LP - Lowest Proposal         |

| Specialty Consultant             | Terms/Limits Not To Exceed |
|----------------------------------|----------------------------|
| Environmental - Category A, B, C | \$1,500,000.00             |
| Environmental - Reno/Demo        | \$1,000,000.00             |
| Geotechnical                     | \$750,000.00               |
| Material Testing                 | \$1,500,000.00             |
| Surveying                        | \$200,000.00               |
| Traffic Study                    | \$600,000.00               |
| Commissioning                    | \$500,000.00               |