



**PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD FEBRUARY 5, 2020**

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 February 5, 2020 at 1:00 p.m.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Olga Camargo

Also present were:

Carina E. Sánchez
Lori Lypson
Ray Giderof
James Borkman
Lisa Giderof
Gina Baldwin
Mary Pat Witry
Bryant Payne
Norma Perez
Patrice Doyle
Azia Provine
Patricia Montenegro
Nicole Castillo, Neal and Leroy
Hannah Trewitt, City Bureau
Igor Studenkor, Documenters

The reading of the minutes of the January 8, 2020 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 following recommendations;

Task order awards for Material Testing services in the amount of \$223,950 to Interra, Inc., a Minority Business Enterprise firm, for the Decatur Classical Elementary Annex Renovation Project, in the amount of \$258,750 to GSG Material Testing, Inc., a Minority Business Enterprise firm, for the Dirksen Elementary School Renovation Project and in the amount of \$473,622 to ECS Midwest for the Hancock Replacement School Project.

A report was provided on a task order awards for Architect of Record services to Bailey Edward Design, Inc., a Women Business Enterprise firm, for the following Park District Rehabilitation projects; Austin Town Hall in the amount of \$9,153.75, Columbus Park in the amount of \$9,416.25, LaFollette Park in the amount of \$6,538.75 and the Lincoln Park Cultural Center in the amount of \$5,074.50. Task orders in the amount of \$36,429 to Muller & Muller, Ltd., a Women Business Enterprise firm, for the Decatur Classical Elementary, in the amount of \$6,200 to Moody Nolan, Inc. for the Poe Classical Elementary School Annex and Renovation project and in the amount of \$5,970 to STL Architects, a Minority and Business Enterprise firm, for the Taft Freshman Academy (FKA Read Dunning School).

A report was provided on the procurement underway for the selection of an Architect/Engineer of Record for the Salt Dome Replacement Facility on Grand Avenue. PBC consulted its Letters of Interest and Qualifications database to identify experienced architectural and engineering firms with municipal and or civil engineering experience to serve as the Architect or Engineer of Record on this project.

As a result of that review and following an information session and site visit, proposals were received from five firms. The PBC convened an Evaluation Committee who assessed firms based on their experience, proposed project team, project approach and demonstrated commitment or MBE/WBE participation. Three firms were selected to attend follow-up meetings. PBC intends to complete the process and provide a recommendation at the February Board Meeting.

The Chief of Staff reported on the Design Build (Exhibit A) and Construction Manager (Exhibit B) Guaranteed Maximum Price (GMP) Reports for seventeen projects. Following review of scope, schedule, budget and other project factors, staff negotiated the current GMP for the projects.

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

Commissioner Camargo abstained on the task order report for material testing services to Interra, Inc.

The Chief Development Officer reported on field orders issued on various projects as follows;

Ebinger Elementary School Annex and Renovations | C1590 Friedler Drive Joint Venture | Original Contract Amount: \$12,058,000.00 | Approved Contract Change Orders: (\$225,000.00) | Adjusted Contract to Date: \$11,833,000.00

029V 1/9/2020 \$1,760.55 Remove and relocate installed bike racks to accommodate
Snow removal route established following installation

Esmond Elementary School Annex and Renovations | C1580 F.H. Paschen, SN Nielsen | Original Contract Amount: \$12,265,000.00 | Approved Contract Change Orders: \$76,671.90 | Adjusted Contract to Date: \$12,265,000.00

063 1/9/2020 \$24,326.14 Furnish and install metal stud framing and non-metallic panels.
Delete tuck pointing and brick façade at the top of the main
building.

Lincoln Park High School Renovation | C1580 F.H. Paschen, S.N. Nielsen | Original Contract Amount: \$16,742,219.00 | Approved Contract Change Orders: \$703,478.70 | Adjusted Contract to Date: \$17,445,697.70

055 1/9/2020 \$33,239.57 Remove existing stair tread nosings at the main building staircase and furnish and install new nosing and tread assembly.

Read Dunning School (Taft Freshman Academy) | C1591 K.R. Miller Contractors | Original Contract Amount: \$51,137,000.00 | Approved Contract Change Orders: \$513,903.17 | Adjusted Contract to Date: \$51,650,903.17

131V 1/23/2020 \$6,447.26 Furnish and install additional lighting at the exterior school name sign.

132V 1/9/2020 (\$8,868.18) Furnish and install additional lighting at the exterior school name sign.

135V 1/9/2020 \$20,096.28 Provide revisions to AV equipment in Gymnasium.

136V 1/9/2020 \$8,500.25 Furnish and install roller shades at interior glazing in various rooms.

Subtotal: \$26,175.61

Brooks College Prep Academy Athletic Amenities | PS3025A BOWA Construction | Current GMP: \$7,300,000.00

001 1/9/2020 \$1,138,976.28 Bulletin 1 revisions, including changes from the Department of Water, Value Engineering and AOR updates. Revisions to civil, landscaping, architectural, mechanical, electrical, and plumbing disciplines.

002 1/9/2020 \$2,440.15 Repair the existing subflooring and floor joists in the baseball field pressbox.

007 1/9/2020 (\$280,895.00) Omit work associated with value engineering items for mechanical, electrical and landscaping disciplines.

Subtotal: \$860,521.43

Commissioner Camargo asked for a breakdown of the proposed field order for the Brooks College Prep Athletic Amenities Project. The Chief Development Officer provided a detailed overview of the items included in Bulletin 1 and the client request, review and approval process at the weekly roundtable meeting held with CPS.

Washington High School Renovation | PS3025H Ujamaa Construction, Inc. | Current GMP: \$6,400,000.00

010 1/23/2020 \$17,870.49 Furnish and install (27) new FRP doors.

Poe Classical School Annex & Renovation | PS3021E Berglund Construction Company | Current GMP: \$6,000,000.00

011 1/23/2020 \$5,750.00 Furnish and install 48" deep long span roof joist in lieu of original designed 40" deep joists.

Legler Regional Library Renovations | C1597 F.H. Paschen, SN Nielsen & Associates, LLC | Original Contract Amount: \$7,157,000.00 | Approved Contract Change Orders: \$0.00 | Adjusted Contract to Date: \$7,157,000.00

001 1/9/2020 \$29,157.42 Remove and relocate/dispose of existing FF&E items.

The Chief Development Officer also provided a recommendation to approve change orders, as follows;

- A contract deduction in the total amount of (\$360,315.43) for unused Allowances for the Vapor Barrier and Soil Vent System, Environmental, Cameras and Moisture Mitigation at the Zapata Elementary School Annex and Renovation Project.
- A contract deduction in the amount of (\$9,716.78) for unused Environmental Allowance at the Lake View High School Renovation Project.
- A Change Order in the amount of \$122,069.68 for Issue for Construction Permit revisions in multiple disciplines including; civil, landscaping, architectural, structural and electrical at the Taft Freshman Academy Project.
- Two Change Orders totaling \$413,952.19 for the Esmond School Annex and Renovation Project, including a Change Order for revisions associated with the fire suppression system and required fire watch in the amount of \$12,446.15 along with a Change Order for the Issue for Construction permit review and coordination comments in multiple disciplines, including architectural, mechanical, site environmental, fire suppression, plumbing, roofing, fencing, masonry, landscaping food service and electrical in the amount of \$401,506.04.

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

The meeting was adjourned.

Exhibit A
Design-Build Report

Feb-20					
Project Name	Client	Construction Manager (CM)	Service Provided	Board Authority (Appointment of DB)	Initial GMP
Hancock Replacement School	Chicago Public Schools	KRM/ALL Joint Venture	Design-Build Services	Mar-19	\$36,516,786.00
Engine Company 115	City of Chicago	Ujamaa/Trice JV	Design-Build Services	Mar-19	\$10,716,936.00

Exhibit B Construction Manager Report

Feb-20							
Project Name	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Partial GMP (Amendment 1)	Interim GMP (Amendment 2)
Decatur Classical School Annex & Renovations	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$11,655,853.24		
McDade Classical School Annex & Renovations	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$7,850,000.00		
Palmer Elementary School Annex & Renovations	Chicago Public Schools	Blinderman Construction	Construction Manager Services	Dec-18	\$9,200,000.00		
Poe Classical School Annex & Renovations	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$6,000,000.00		
Rogers Elementary School Annex & Renovations	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Dec-18	\$10,100,000.00		
Dirksen Elementary School Annex & Renovations	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$18,000,000.00		
Waters Elementary School Annex & Renovations	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$7,400,000.00		
Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities	Chicago Public Schools	BOWA	Construction Manager Services	Feb-19	\$3,160,000.00	\$7,300,000.00	
Charles A. Prosser Career Academy Renovations	Chicago Public Schools	Bulley & Andrews	Construction Manager Services	Feb-19	\$11,300,000.00	\$12,550,000.00	
Rickover High School Education Program	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Feb-19	\$14,600,000.00	\$17,619,489.34	\$25,116,698.00
George Henry Corliss High School Renovations	Chicago Public Schools	F.H. Paschen	Construction Manager Services	Feb-19	\$7,410,000.00		
Kenwood Academy High School Renovations	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$3,800,000.00		
Josephine Locke Elementary School Renovations	Chicago Public Schools	Berglund Construction	Construction Manager Services	Feb-19	\$6,329,632.13		
Joseph Lovett Elementary School	Chicago Public Schools	Blinderman/ALL JV	Construction Manager Services	Feb-19	\$1,600,000.00		
George Washington High School Renovations	Chicago Public Schools	Ujamaa Construction, Inc.	Construction Manager Services	Feb-19	\$6,400,000.00		