



PUBLIC BUILDING COMMISSION
MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD
MAY 12, 2021

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

The virtual meeting of the Administrative Operations Committee of the Public Building Commission of Chicago was held via Zoom on May 12, 2021 at 1:30 p.m. The meeting was livestreamed on the PBC's YouTube and Facebook accounts.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Arnold Randall
Commissioner Olga Camargo

Also present were:

Carina E. Sánchez
Lori Lypson
Ray Giderof
Tanya Foucher-Weekley
Mary Pat Witry
Bryant Payne
Rudy Manning
Anne Fredd, Neal and Leroy
Langdon Neal, Neal and Leroy

The reading of the minutes of the March 10, 2021 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.

Carina E. Sánchez, PBC's Executive Director, reported on the bid opening for Contract #1599 for the Belmont Cragin Elementary School Project located at 6112 West Fullerton Avenue. Twenty-five (25) Class A general contractors were eligible to bid on the contract for the project.

The project includes construction of a new 3-story school, and gymnasium facility linked to the Riis Park Fieldhouse along with site development and renovations to the fieldhouse. A new multi-purpose cafeteria, gymnasium and auditorium wing will be built to serve both the new elementary school and existing Chicago Park District programming and events.

The PBC hosted virtual pre-bid and technical review meetings where sub-contractors and suppliers were invited to attend to network with the pre-qualified contractors interested in bidding on the project. Five bids were received today and are under review with an anticipated recommendation for award at the May 18, 2021 Board Meeting.

The AO Committee accepted the report from the Executive Director.

The Chief of Staff reported on the following recommendations.

Task order awards for Specialty Consultants for Environmental Renovation/Demolition Services in the amount of \$20,119.20 to Environmental Design International, Inc. (MBE/WBE) for the Rudy Lozano Branch Library Feasibility Study Project and for Traffic Study Services in the amount of \$23,910.00 to Primera Engineering, Ltd. (WBE) for the Sauganash Elementary School Annex Project. Task order awards for Architect of Record Services in the amount of \$27,441.00 to Brook Architecture, Inc., (MBE/WBE) for the Brooks College Prep Academy Turf Project and in the amount of \$2,555.00 to Moody Nolan, Inc. for the McDade Classical Elementary School Annex and Renovation Project.

The Chief of Staff reported on the Construction Manager and Design Build Guaranteed Maximum Price (GMP) Reports for various projects. Following review of scope, schedule, budget and other project factors, staff negotiated the current GMP for the projects. These are within the Undertaking budget amounts for the projects.

Construction Manager Guaranteed Maximum Price (GMP) Report.

- Rogers Elementary School Annex and Renovation Project to Henry Brothers, Co. in the amount of \$16,879,926.00, Amendment #2 GMP.
- Waters Elementary School Annex and Renovation Project to Gilbane Building Company in the amount of \$24,632,390.00, Amendment #2 GMP.
- George Henry Corliss High School Renovation Project to F.H. Paschen, S.N. Nielsen & Associates in the amount of \$16,209,072.00, Amendment #3 GMP.
- Josephine Locke Elementary School Project to Berglund Construction in the amount of \$24,160,000.00, Amendment #2 GMP.

The Design Build Guaranteed Maximum Price (GMP) Report for Hancock Replacement High School Project to KRM/ALL Joint Venture (MBE) in the amount of \$75,658,605.00, Amendment #2 GMP.

Commissioner Randall inquired regarding the change between the Initial GMP and Amendment #1 or Amendment #2. The Chief of Staff provided an explanation noting that the Initial GMP includes known variables at the start of the project, such as time, general conditions and requirements, trailer set up and the work underway by early trades, such as excavation and demolition. At Amendment #1, more trades have been bid out and almost all the trades are working, examples include electrical and landscaping. As the project progresses, we calculate that actual dollar amount. At Amendment #2, all costs are being reconciled, and final change orders are being processed while contingencies and allowances are being reconciled. For the Design Build projects we are reconciling costs throughout the entire process. The dollar value will always increase from the Initial GMP until the Final Amendment as the work progresses and the various trades are brought on, through the Design Build process.

Commissioner Randall noted that it is valuable information to have on the record and is helpful for people to understand that these cost changes are expected and are part of the usual process. The Chief of Staff noted

that the same is true for the Construction Management process. As the project moves forward, we continue to reconcile the budget, update our clients, and the Estimate at Completion (EAC) value.

The Chief of Staff reported on the PBC's proposed adoption of IDOT's prequalified pool of Engineering, Architectural and Professional Services Consultants. She stated that we anticipate work coming from the city and we want to have a pool ready. CDOT also uses IDOT's prequalified list. IDOT has a rigorous prequalification process that evaluates firms on several factors including the firm's experience and ability to perform the work along with several other factors. IDOT has completed the due diligence required to appropriately assess and evaluate the capabilities of the firms providing these services. IDOT updates their lists frequently. The list we are recommending has a total of 320 firms of which 107 are Minority or Women Business Enterprise firms. The Chief of Staff also reported on the PBC's proposed adoption of the Illinois Department of Transportation's pre-qualified pool of Prime Construction Contractors. This pool of Prime Construction Contractors has 504 contractors, including thirty-three (33) Minority or Women Business Enterprise firms, throughout the state, who have been assessed by IDOT as qualified. By adopting IDOT's pre-qualified lists, it provides the flexibility to work efficiently on the upcoming projects.

The Chief of Staff provided a recommendation for Architect of Record appointment to Milhouse Engineering and Construction, Inc., (MBE) for the Engine Company 1 Renovation Project. The PBC consulted its Architect Letters of Interest and Qualifications database to identify firms with relevant experience with MEP work on similar projects. Milhouse recently worked on the Kenwood Academy High School Renovation Project.

The Chief of Staff also provided a recommendation to appoint Harding Mode Joint Venture for the Pershing Road Building Upgrade (Central/West/East) Projects. Mode Architects is a Minority Business Enterprise firm. The PBC consulted its Architect Letters of Interest and Qualifications database to identify firms with relevant experience on similar projects. Harding Mode recently worked at the Corliss High School Renovation Project and has experience working on projects with Landmark requirements.

Commissioner Randall inquired if the Pershing Road Projects are the old Board of Education buildings and asked for details on the proposed scope of work for the projects.

PBC's Chief Development Officer, Ray Giderof, responded that the PBC is working with the city's Department of Assets, Information and Services (AIS) on this project. He responded the project site is the Board of Education buildings and that the team recently toured the site. The proposed work includes MEP assessments, life cycle assessments, elevator assessments and upgrades, envelope stabilization and programming. Detailed assessments with reports and programming recommendations will be provided to AIS.

The Chief of Staff reported on a recommendation to approve amendments for Architect of Record Services to STL Architects, (MBE) for Construction Administration services at the Edwards Elementary School Annex Project in amount of \$71,356.00 and to Wight and Company in the amount of \$404,560.00 for design services to assess the 9th District Police Station. Wight and Company was the original AOR on the project.

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

The Chief Development Officer provided an overview on field orders issued for various projects. He noted that all the field orders were reviewed with our clients for concurrence and approval prior to issuance. The full details are as follows:

Brooks College Prep Athletic Amenities / Construction Manager PS3025A / BOWA Construction /

Current GMP \$7,300,000.00

013 3/4/2021 (\$20,000.00) Delete specific unit heater scope (4 heaters) at Softball field dugouts.

Decatur ES Annex and Renovations / Construction Manager PS3021A / Berglund Construction

Company, Inc. / Current GMP \$22,389,600.00

018 3/18/2021 (\$37,102.00) Omit delegated design and construction of replacement garage scope of work.

Hancock Replacement School / Design Builder PS3022/ KRM/ALL Joint Venture / Current GMP

\$74,035,000.00

006 3/18/2021 \$9,555.00 Revisions associated with the relocation of VAV boxes.

Kenwood Academy High School Renovation Design Builder PS3025C / Gilbane Building Company /

Current GMP \$11,434,000.00

014 3/25/2021 \$41,255.10 Labor, materials and equipment to provide and install ceiling mounted privacy curtains for the existing athletic shower rooms for each shower head position.

Locke Elementary School Renovation Design Builder PS3025D / Berglund Construction Company, Inc./

Current GMP \$24,160,000.00

15 3/11/2021 \$33,000.00 Remove and replace the existing Auditorium Rigging System and Stage Curtains.

Poe ES Annex and Renovation Design Builder PS3021E / Berglund Construction Company, Inc. / Current

GMP \$13,978,000.00

036 3/18/2021 \$5,991.50 Interior signage revisions at existing school. Furnish and install additional exterior pin mounted lettering to update school name to Edgar Allan Poe Classical Elementary School.

Waters ES Annex and Renovation Design Builder PS3025I / Gilbane Building Company / Current GMP

\$24,632,390.00

045 3/25/2021 \$75,000.00 Provide new gas service piping and regulator work required for new medium gas pressure service to North Annex.

Salt Dome Replacement Facility (Grand Avenue) / General Contractor C1598 / The George Sollitt

Construction Company / Current Contract Value \$8,338,814.00

002 4/7/2021 \$44,595.76 Stormwater detention system revisions.

The Chief Development Officer provided a recommendation to ratify Change Orders that were processed since the last board meeting along with current Change Orders.

- Change Orders for Liquidated Damages assessed in the credit amount of (\$50,512.80) at the Lake View High School Renovation Project, in the credit amount of (\$92,665.10) at the Sheridan Elementary School Annex Project, and in the credit amount of (\$123,359.17) at the Ebinger Elementary School Annex Project. Change Orders for Unused Commission Contingency in the credit amount of (\$103,204.63) and for Liquidated Damages assessed in the credit amount of (\$491,136.36) for a total credit amount of (\$595,340.99) at the Taft Freshman Academy Project (formerly known as the Read Dunning School).
- A Change Order for electrical work in the amount of \$74,047.20 at the Legler Regional Library Project.
- Change Orders for Chicago Park District Group A Projects for Facility Renovations at Columbus Park for Unused Commission Contingency in the credit amount of (\$35,780.32), at Austin Town Hall for pavement and landscaping work and credits for Unused Site Work Allowance and Commission Contingency in the total amount of \$32,114.15 and for Liquidated Damages assessed in the credit amount of (\$33,427.66) at multiple Group A Projects.

Commissioner Randall inquired regarding the Liquidated Damages for KR Miller (KRM) associated with compliance goals and requirements in the credit amount of (\$491,136.36) at the Taft Freshman Academy Project.

PBC Chief of Staff, Lori Lybson, responded that the team reviewed the history of KRM in anticipation of this inquiry. A report was generated looking back fifteen years on KRM's performance. During that period, KRM's contract award value with the PBC was approximately \$208 million and the Liquidated Damages associated with these contracts was \$968,000.00. Projects on the list include Skinner West and Coonley Elementary Schools, the SIP Program, Southwest Area School, and Taft Site Prep and Taft Freshman Academy Projects.

Specifically, the contract value of the Taft Freshman Academy Project is \$51,000,000.00. When the contractor bid the project, they bid minority journey workers at the max of 70%. Moving forward we see that they are not using the max bid credits. The Chief of Staff also reviewed the City Residency values displayed on the report. KRM achieved 47% not 50% and explained that she wanted to show a complete picture of their performance related to Liquidated Damages assessed by the PBC. Each time a general contractor is awarded a contract PBC staff reviews these issues multiple times with the contractors. The goals are voluntary, except for City Residency and Community Hiring. Commissioner Randall stated that PBC does an excellent job on these issues and thanked the Chief of Staff for the extensive review.

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

The meeting was adjourned.