

**PUBLIC BUILDING COMMISSION
MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
HELD APRIL 19, 2022**

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

The Administrative Operations Committee of the Public Building Commission of Chicago held a virtual meeting on April 19, 2022 at 2:00 p.m. The meeting was livestreamed.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Arnold Randall
Commissioner Olga Camargo

Also present:

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

The reading of the minutes of the February 8, 2022, 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. A task order award for Surveyor Services in the amount of \$19,200 to Landmark Engineering, LLC for the Engine Company 62 Renovation Project. Task order awards for Surveyor Services in the amount of \$13,400 and \$13,100 to Weaver Consultants Group North Central, LLC for the Lee Animal Care and Control Project and the Engine Company 60 Renovation Project. Four task order awards for Environmental Reno/Demo Services awarded to Verde2 Environmental Solutions, MBE/WBE firm, in the amount of \$47,058 for the Engine Company 68 Renovation Project, in the amount of \$46,098 for Engine Company 86 Renovation Project, in the amount of \$49,554 for the Engine Company 89 Renovation Project and in the amount of \$49,554 for the Engine Company 106 - District 2 Renovation Project.

The Chief of Staff provided recommendations of the appointment of firms to provide Construction Management at Risk services as follows;

1. ALL Construction Group for the **Pershing Road Building Upgrade Projects at the Center, East, and West**, which includes the tunnel work, located at 39th and Pershing Road. ALL Construction Group is a Hispanic owned Minority Business Enterprise firm. Staff reviewed ALL's response to the RFP, including their technical competence, project approach and methodology, price and past MBE/WBE participation, key staff and financial and bonding capacity including references. The evaluation committee, which included staff from AIS, recommends ALL Construction Group based on these criteria.

2. Henry Bros. Co for the **Juvenile Intervention and Support Center Project** located at 3900 S. California Avenue. Henry Bros. Co. has worked on four previous projects with the PBC including school projects at Edgebrook, Rickover, Rogers and on the SIP Program. By consensus of the evaluation committee, which includes AIS, the recommendation is to appoint Henry Bros. Co. for the Juvenile Intervention and Support Center Project. In the Committee packets there are full descriptions of all the projects including the fee.

3. ALL Construction Group for the **North Park Village (NPV) Gymnastics Center Building B, Administration Building C, and Chapel Building F**, located at 5801 North Pulaski Road. ALL's submission was reviewed using the same criteria as previously outlined. ALL Construction Group has been on four previous projects including Hancock High School. ALL Construction Group has previously been a Joint Venture partner. This is their first stand alone project.

4. Henry Bros. Co. for the **Lakeview Health Center Project** located at 2849 - 61 North Clark Street. This award was based on the previous criteria mentioned and reviewed with the evaluation committee.

Both firms visited the construction sites with the PBC.

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

Commissioner Camargo abstained on the reports for Verde2 Environmental Solutions.

The Chief Development Officer provided the Field Order Report. He noted that the Field Orders being presented are with the concurrence of our clients. The full report is listed below;

Belmont Cragin Elementary School / General Contractor C1599 / Sollitt Sachi Joint Venture / Original Contract Value \$33,373,000.00 / Approved Changes to Date \$45,816.09 / Revised Contract Value \$33,418,816.09

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|--------------------------|---|
| 010 2/10/2022 \$5,175.00 | Fabricate and install double-door entrances at Stairwell 4 and Stairwell 5 at the CPS/CPD link. |
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| 013 3/10/2022 \$75,003.00 | Program revisions, including conversion of Room 107 to Pre-K Classroom and conversion of Vault Room to Office space. |
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| 014 3/3/2022 (\$5,003.20) | Omit Vision Light Panels at (8) Fieldhouse Doors. |
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| 017 4/7/2022 (\$11,700.00) | Revisions to specified firetrol column covers. |
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Subtotal: \$63,474.80

Salt Dome Replacement Facility (Grand Ave) /General Contractor C1598 /The George Sollitt Construction Company / Original Contract Value: \$8,338,814.00 / Approved Change to Date: \$927,887.60 / Revised Contract Value: \$9,266,701.60

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|---------------------------|--|
| 004 2/10/2022 \$75,651.24 | Work required to facilitate revisions to the water tap location in accordance with DWM comments/ requirements on proposed water tap and yard hydrant plan. |
| 006 1/28/2022 \$91,899.74 | Upgrades and enhancements to the pre-existing conditions of the electrical infrastructure and devices in accordance with client direction. |
| 012 2/28/2022 \$9,659.58 | Furnish and install ground survey targets and perform settlement monitoring |
| Subtotal: \$177,210.56 | |

Commissioner Randall asked a question regarding Field Order 004 for the Salt Dome Facility Project. He inquired if the plans that were originally drawn up did not accurately reflect where the water source locations. Mr. Giderof responded that the information provided to HBK indicated those locations as shown in the survey. HBK completed its design in accordance with the survey that was provided by DWM. As the work proceeded, it was discovered that the locations were different which required adjustments to the infrastructure. This change was noted as a discovered condition, not an error on the part of HBK.

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

- Change Orders for electrical service work in the amount of \$45,816.09 at the Riis Park Fieldhouse for the Belmont Cragin Elementary School Project and for sewer related work in the amount of \$10,026.03 at the Grand Avenue Salt Dome Replacement Facility Project. A Change Order for a revised substantial completion date in the amount of \$134,674.46 for the Legler Regional Library Renovation Project.

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

The Administration Operations Committee of the Public Building Commission of Chicago recessed into Executive Session under a virtual platform pursuant to Section 2(c)(1) of the Open Meetings Act (50ILCS120)

At the conclusion of Executive Session, the Administrative Operations Committee reconvened into open session and accepted the report discussed in Executive Session.

The meeting was adjourned in open session.