



# **PUBLIC BUILDING COMMISSION**

## **MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD ON JULY 30, 2015**

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 July 30, 2015 at 1:00 p.m.

The following Committee members were present:

Commissioner Arnold Randall  
Commissioner Jose Maldonado

Also present were:

Felicia S. Davis  
Mary Pat Witry  
Lori Lypson  
Ilyas Lakada  
Nikki Bravo  
Tanya Foucher-Weekley  
Lisa Giderof  
Ivan Hansen  
Raven DeVaughn  
Art Del Muro  
Vanessa Robinson  
Robert Hamilton  
Andre Wiggins, MB Real Estate  
Langdon Neal, Neal and Leroy  
Anne Fredd, Neal and Leroy

The reading of the minutes of the July 2, 2015 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 Executive Director presented the following 2015 Q2 Staff Reports: Executive Summary Report; Program Cost Performance Report; Program Cost Effectiveness Report; Program Forecast and Project Status Report; Environmental Sustainability Report; and Economic Sustainability Report. She summarized highlights of the various reports. The Program Cost Status Report showed current program authority in excess of \$1.7 billion in project development costs for projects complete or in progress since 2011. Projects including the multi-year projects are trending under budget by 9.1% representing a variance of approximately \$158 million under the current budgets. PBC's budget to actual variance for active capital construction projects is less than 1%. The Program Cost Effectiveness Report shows change orders for projects recently completed and those currently in construction is 1.6%. The projected change orders for such projects is 2.6%, which is within the industry standard change order percentage of 3-5% for new municipal and educational construction work. PBC's Indirect Costs average 16.39%, of

construction costs, which is below the industry average of 25%. PBC indirect costs average 13.63% of construction costs on projects of \$50M or higher, 16.07 on projects of \$20-\$50 million, and 22.83% on projects of \$1 million to \$20, million. The Q2 2015 Project Status Report provided a detailed snapshot of each active PBC project. The Environmental Sustainability Report through Q2 2015 indicated that PBC has achieved LEED Certification on 69 municipally-owned projects, bringing the total number of LEED-certified, municipally-owned facilities to 89. Additionally, PBC has installed geothermal systems at 16 building, and 75 solar thermal panels at 6 buildings. The Economic Sustainability Report for M/WBE participation showed a combined total of 47.04% on four capital constructions projects completed as of Q2 2015 and M/WBE compliance for administrative services paid in 2015 of 61.03% through Q2 2015.

The Executive Director also mentioned that staff is working to bring a recommendation to the August 11, 2015 board meeting for the engagement of Jenner and Block LLP to provide legal services related to construction related claims, disputes and if necessary litigation. The final board report is being drafted by PBC's Director Legal Affairs.

The Executive Director's reports were accepted.

Tanya Foucher-Weekley, the PBC Comptroller presented the 2015 Q2 Richard J. Daley Center Budget and the 2015 Q2 PBC Administrative Expense Budget. The Daley Center budget is trending on budget for all budget categories except utilities (due to an increase in water rates) and fire life safety expense (due to the installation of the security system). PBC's General Administrative Expenses are trending under-budget except for legal fees.

The reports from PBC's Comptroller were accepted.

The Chief Operating Officer Lori Lypson reported on Task Order Awards to Specialty Consultants for the following services and projects:

**Environmental Services**

Tonti ES Modular	AMEC Foster Wheeler	\$34,873.00
------------------	---------------------	-------------

**Environmental Reno/Demo Services**

Lindblom HS Parking Lot	Environmental Design International (MBE)	\$25,250.00
-------------------------	--	-------------

CPS 2015 AC Project – Region A	GSG Consultants, Inc. (MBE)	\$34,695.00
--------------------------------	-----------------------------	-------------

**Material Testing**

Mt. Greenwood ES Modular	GSG Material Testing (MBE)	\$15,485.00
Southeast Area School	AECOM Technical Services	\$183,526.00
Tonti ES Modular	GSG Material Testing (MBE)	\$10,885.00
Turf Field by NTA	Interra, Inc. (MBE)	\$4,048.00

The report from the Chief Operating Officer was accepted.

The Managing Architect, Art Del Muro provided a recommendation to approve proposed amendments to professional services agreements with the following firms:

Recommendation to approve proposed amendments to professional services agreements with the following firms:

Canty ES School Annex	Smith Harding JV, Architect of Record	\$35,170
Program-wide playground equipment agreement	Landscape Structures, Inc. and Nu Toys Leisure Products, Inc.	\$0 – time extension only
Program-wide playground equipment agreement	Game Time Division	\$0 – time extension only

The Managing Architect also advised the committee regarding the following field orders:

Payton College Prep High School

Current Contract Value: \$13,462,000.00 Commission's Contingency Balance: \$589,898

05730 Contractor: C1562 - Paschen / Milhouse Joint Venture

FO 006 07/13/15 \$242.00	Misc. modifications and clarifications, including ad hose bib on roof, modify ledge at elevator shaft slabs, revisions in Multi-Purpose Room, concrete curbs at roof, storefront entry revisions, changes, stair railing and door hardware mod, tack board revisions, gym painting and window guards, toilet room tile pattern changes, projection screen location and size revisions, gym floor striping, electrical revisions at auditorium, add three smoke detectors.
--------------------------	---

Total: \$242.00

Wildwood ES Annex

Current Contract Value: \$10,618,000.00 Commission's Contingency Balance: \$228,799

05710 Contractor: C1560 - Paschen / Milhouse Joint Venture

FO 007 07/16/15 (\$6,107.00) chiller	Remove, salvage and reinstall existing pair of gates around existing school and delete the material and installation of door#143C (Other)
FO 008 07/23/15 \$22,740.00 (Client	Electrical power and HDMI requirements for projectors furnished by owner Directed)
FO 011 07/23/15 (\$2,367.00)	Elimination of compactor odor control system (Other)
FO 014 07/23/15 \$1,270.00	Remove existing tree located in parkway to accommodate new fire lane driveway (Differing Site Conditions)

Total: \$15,536.00

Lincoln ES Annex

Current Contract Value: \$14,020,000.00 Commission's Contingency Balance: \$417,899

05740 Contractor: C1561 - Blinderman/Meccor Joint Venture

FO 034 07/09/15 \$10,300.00 Furnish and install (2) combo CO2/Temperature sensors in Lunchroom in lieu of specified sensors (E/O - A List)

FO 038 07/09/15 \$9,000.00 Provide a sump pump in switchgear room (E/O A List)

FO 039 07/09/15 \$5,500.00 Provide plastic paneling at wall behind sink in food prep area and provide ceramic tile at walls in servery (Client)

FO 036 07/23/15 \$8,000.00 Door threshold and piping revisions at trash enclosure area (Differing Site Conditions)

FO 040 07/23/15 \$1,500.00 Transfer grille revisions at Lunchroom / servery (E/O B List)

Total: \$34,300.00

Mt. Greenwood ES Modular

Current Contract Value: \$2,116.18 Commission's Contingency Balance: \$50,000

19110 Contractor: C1569 O.C.A. Construction

FO 002 07/23/15 \$270.00 Delete reinstallation of specific playground pieces, furnish and install HVAC fence guards per modified design, and revisions to specified intrusion detection system design (Client Directed)

FO 003 07/23/15 \$2,116.18 Remove, break, up, and dispose of concrete mass discovered beneath existing playground equipment (Differing Site Condition)

Total: \$2,299.51

Edwards ES Annex & Renovations

Current Contract Value: \$17,135,730.00 Commission's Contingency Balance: \$100,000

05770 Contractor: PS2036 - Berglund Construction

FO 001 07/16/15 \$131,853.00 Purchase brick for masonry restoration of existing school (Other)

FO 002 07/16/15 \$632,110.00 Removal and replacement of existing roofing, roof deck, and all necessary structural repairs relating to the connection of the new Annex to the existing School building (Other)

FO 002 07/16/15 \$375,000.00 Provide masonry restoration, including removal and rebuilding of parapets, repair support steel, restoring terra cotta trim, and resetting parapet caps to support the connection point of the Annex (Other)

Total: \$1,138,963.00

The reports from the Managing Architect were accepted.

The meeting was adjourned.