



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD SEPTEMBER 6, 2018

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 September 6, 2018 at 1:00 p.m.

The following Committee members were present:

Chairman Jose Maldonado

Commissioner Arnold L. Randall

Also present were:

Carina E. Sánchez

Lori Lypson

Ray Giderof

James Borkman

Elizabeth Granato

Tanya Foucher-Weekley

Lisa Giderof

Bryant Payne

Patrice Doyle

Patricia Montenegro

Mary Pat Witry

Langdon Neal, Neal & Leroy

Anne Fredd, Neal & Leroy

The reading of the minutes of the August 2, 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;

Task order awards for Environmental Engineering services to Carnow, Conibear & Associates, a Women Business Enterprise firm, in the sum \$13,336 and to ECS Midwest, LLC for Material Testing services in the sum of \$21,015 for the Henderson Elementary School Parking Lot Renovation Project. Task order awards for Environmental Engineering services to GSG Consultants, Inc., a MBE firm, in the sum of \$30,250 for the Read Dunning School Project and to Terracon Consultants for Material Testing services for the Sarah Goode STEM Academy Project in the sum of \$8,560.

Task order awards for Architect of Record services to STL Architects, a MBE firm, for the Read Dunning School Project in the sum of \$192,661.92 and to Bailey Edward Design, a WBE firm, for the rehabilitation projects at Columbus Park in the sum of \$4,650 and Harrison Park in the sum of \$2,285.

A recommendation to approve an amendment for photographic documentation services to Multivista Services, LLC in the sum of \$250,000 through July 2019. A recommendation to approve amendments for insurance brokerage services to Mesirow Insurance Services, Inc. for property/casualty and health benefits coverage in the sum of \$116,000 and to CS Insurance Strategies, Inc., a MBE firm, for crime, bonds and Director's and Officers' liability insurance, in the sum of \$6,000, both for terms through October 2019. A recommendation to increase the maximum compensation amount of the task order-based contract for Design Architect services in the sum of \$1,000,000 to DLR Group, for upcoming fire station projects. Commissioner Randall asked if the PBC would be using a prototype for the new fire station. The Director of Development responded that the PBC, CFD and 2FM are working together on the program for the new station and have recently visited stations to review requirements for the new station.

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

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

Byrne Elementary School Annex C1576 F.H. Paschen / SN Nielsen / Original Contract Amount: \$13,611,000.00/ Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$13,611,000.00

012 8/16/2018	\$25,000.00	Piping revisions in parking lot location due to discovery of ComED ductbank.
011 8/23/2018	\$14,611.83	Furnish and install approximately 20 LF of perforated PVC drainage pipe.
Subtotal	\$39,611.83	

Columbia Explorers Academy Modular / C1589 F.H. Paschen, SN Nielsen / Original Contract Amount: \$9,807,000 / Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$9,807,000

006V 7/26/2018	\$ 19,233.74	New concrete walkway directly south of modular and near northwest corner of the modular.
Subtotal	\$19,233.74	

Esmond ES Annex / 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

012 8/9/2018	\$9,581.26	Replace bowed brick at the existing boiler room building.
013 8/30/2018	\$7,550.40	Furnish and install sheet metal over existing wood wainscoting wall surface, fully adhered, in the plenum space of the new unit ventilators.
Subtotal	\$17,131.66	

Lake View High School Renovation / C1583R Blinderman / ALL Joint Venture / Original Contract Amount: \$19,428,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$19,428,000.00

001 8/2/2018	\$(63,821.85)	Permit review process revisions, including Civil and Landscaping disciplines.
023A 8/9/2018	\$159,844.30	Repair, patch and infill additional existing plaster of 50 rooms with pre-existing conditions.
024 8/16/2018	\$38,712.52	Repairs to existing plumbing fixtures and piping.
026 8/16/2018	\$41,139.11	Flooring prep and replacement and painting in various rooms and locations.
029 8/16/2018	\$1,696.00	Revise location of owner provided walk in freezers and provide associated exhaust fan and transfer grill.
035 8/16/2018	\$23,402.50	Lighting and electrical revisions in various rooms and main gym.
036 8/16/2018	\$27,411.92	Barrier curb and concrete revisions associated with the turf field.
Subtotal	\$228,384.50	

Lincoln Park High School Renovation / 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

039 8/2/2018	\$13,394.70	Perform bentonite injection along the west elevation of the main building.
040 8/9/2018	\$22,646.36	Install specified moisture mitigation system in room 014 and existing basement corridors of main building.
042 8/2/2018	\$0	Revise the completion date for the roof installation at Roof H and the tuck point and grinding on the west elevation of the Main Building to September 30, 2018.
Subtotal	\$36,041.06	

Prussing ES Annex and Renovation / C1587 The George Sollitt Construction Company / Original Contract Amount: \$17,438,463.00 / Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$17,438,463.00

022 8/2/2018	\$8,000.00	Remove and dispose of existing terra cotta medallions and lettering from the east elevation parapet; furnish and install new limestone signage.
Subtotal	\$8,000.00	

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

010V 8/2/2018	\$(1,600.00)	Revise the total number of ComEd supplied ground rods from (20) to (13) and delete one ComEd supplied splice box.
015V 8/30/2018	\$530.00	Remove existing tree conflicting with proposed sidewalk improvements along Irving Park Road.
Subtotal	\$(1,070.00)	

Sheridan Academy Annex / C1581 Path Construction Company / Original Contract Amount: \$6,371,000.00 / Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$6,371,000.00

019 8/23/2018	\$4,558.00	Furnish and install duct adaptive silencer.
Subtotal	\$4,558.00	

Skinner West Elementary School Annex / C1579 F.H. Paschen, SN Nielsen & Assoc. / Original Contract Amount: \$11,804,000.00 / Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$11,804,000.00

019 8/30/2018	\$5,998.70	Furnish and install vertical and horizontal expansion joints at the 2nd, 3rd, and 4th floor transitions between existing building and new annex.
021 8/30/2018	\$750.00	Restripe entire parking lot, in lieu of only the (6) new parking spots originally specified.
Subtotal	\$6,748.70	

South Loop Elementary School / C1578 Madison Construction Company / Original Contract Amount \$34,337,000.00/ Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$34,337,000.00

013 8/2/2018	\$22,970.84	Structural clarifications associated with lintel details and steel shelf angles.
014 8/2/2018	\$11,251.37	Mechanical ductwork clarifications associated with return air transfer ducts.
015 8/9/2018	\$(29,120.00)	Glazing type revisions for aluminum framed door and sidelite assemblies.
016 8/23/2018	\$(120,979.11)	CPS-directed program changes for architectural and MEP for revisions from elementary school to middle school.
018 8/9/2018	\$1,794.00	Electrical lighting controls modifications.
019 8/2/2018	\$3,817.42	Plumbing revisions in various WC locations.
020 8/2/2018	\$4,947.77	Feeder cabling from ComEd transformer to the main service switchboard revisions.
Subtotal	\$(105,317.71)	

Zapata ES Annex & Renovation / C1595 F.H. Paschen / SN Nielsen / SN Nielsen / Original Contract Amount: \$15,972,000.00/ Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$15,972,000.00

016 8/30/2018	\$7,592.75	Remove and replace existing kitchen exhaust fan and fill in opening at the kitchen exhaust fan location.
Subtotal	\$7,592.75	

Archer Park Facility Rehabilitation (CPD Group B) / C1595 F.H. Paschen / SN Nielsen / SN Nielsen /
Original Contract Amount: \$746,000.00/ Approved Contract Change Orders: \$0 / Adjusted Contract to
Date: \$746,000.00

205 8/23/2018	\$18,619.57	Deck repairs at lower roof due to discovered conditions.
Subtotal	\$18,619.57	

Harrison Park Facility Rehabilitation (CPD Group B) / C1595 F.H. Paschen / SN Nielsen / SN Nielsen /
Original Contract Amount: \$2,354,000.00/ Approved Contract Change Orders: \$0 / Adjusted Contract to
Date: \$2,354,000.00

103 8/23/2018	\$8,658.03	Toilet room revisions.
104 8/2/2018	\$10,873.84	Revise the duct insulation in North and South Gyms.
Subtotal	\$19,531.87	

LaFollette Park Facility Rehabilitation (CPD Group A) / C1594 Blinderman Construction Company / Original
Contract Amount: \$1,578,311.13/ Approved Contract Change Orders: \$0 / Adjusted Contract to Date:
\$1,578,311.13

404 8/2/2018	\$8,649.27	Plumbing camera survey/exploration, along with selective demolition and restoration.
Subtotal	\$8,649.27	

Lincoln Park Cultural Center (CPD Group A) / C1594 Blinderman Construction Company / Original Contract
Amount: \$1,374,025.34/ Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$1,374,025.34

304 8/23/2018	\$(14,370.54)	Provide specific snow guard product in limited locations.
305 8/2/2018	\$3,422.40	Remove and reinstall equipment and loose materials in coordination with Park Center Director.
Subtotal	\$(10,948.14)	

McKinley Park Facility Rehabilitation (CPD Group B) C1595 F.H. Paschen / SN Nielsen / Original Contract
Amount: \$676,000.00/ Approved Contract Change Orders: \$0 / Adjusted Contract to Date: \$676,000.00

406 8/2/2018	\$0	Deduct \$50,000 from Environmental Allowance and reallocate to Commission Contract Contingency.
Subtotal	\$0	

Williams Park Field House / C1593 Burling Builders / Original Contract Amount: \$7,393,000.00/ Approved
Contract Change Orders: \$0 / Adjusted Contract to Date: \$7,393,000.00

017 8/2/2018	\$7,874.50	Remove discovered obstruction at the location of the specified sewer tap.
Subtotal	\$7,874.50	

The Chief Development Officer reported on field orders issued on various projects and provided a recommendation to approve change orders as follows; liquidated damage credits in the sum of (\$78,077.18) for the Southeast Area Elementary School Project and (\$22,877.60) for the site prep scope at the Read Dunning School Project. A change order in the sum of \$36,968.31 to provide a wood floor in place of rubber athletic flooring at the Sheridan Elementary School gymnasium and in the sum of \$116,150 for production and acceleration costs for the Columbia Explorers Academy Modular Project.

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

The meeting was adjourned.