



**PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING HELD DECEMBER 5, 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 December 5, 2018 at 10:00 a.m.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Arnold L. Randall
Commissioner Olga Camargo

Also present were:

Carina E. Sánchez
Lori Lypson
Ray Giderof
James Borkman
Tanya Foucher-Weekley
Lisa Giderof
Bryant Payne
Patrice Doyle
Mary Pat Witry
Anne Fredd

The reading of the minutes of the November 7, 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 Carlson Environmental, Inc. in the amount of \$120,882.65 for the Brooks College Prep Athletic Field Improvement Project and for Environmental Reno/Demo services for \$25,272 to ATC Group Services for the Dore Elementary Pre-K Expansion Project. Awards for Material Testing services in the amount of \$23,782 to SEECO Consultants, Inc. for the Douglas Park Rehabilitation Project and to ECS Midwest for the Harrison Park Rehabilitation Project in the amount of \$12,930.

A task order award for Engineer of Record services to Milhouse Engineering and Construction, Inc., a MBE firm, in the sum of \$157,874 for the Fosco Park Rehabilitation Project.

A recommendation to approve amendments for mechanical consulting services to Element Energy Consulting, Inc. for a time extension through December 31, 2019 and to Opidis for document management and business process systems in the sum of \$150,000 through December 31, 2020.

Appointment of twenty-one firms to provide Job Order Contracting Services to the PBC as follows;

Tier 1 – For Projects Equal to or Less than \$300,000

1. ALFA Chicago, Inc. MBE
2. ALL Chicago, Inc. MBE
3. Anchor Mechanical, Inc.
4. Apex Construction Group, Inc.
5. Davila-OVC JV (Davila) MBE/WBE
6. Impact Construction Services Division 1 MBE
7. Montel Technologies, LLC MBE
8. Tiles In Style, LLC

Tier 2 – For Projects Between \$300,000.01 and \$1,000,000

1. BOWA Construction MBE
2. CCC Holdings, Inc. d/b/a Chicago Commercial Construction
3. Cardos Development & Associates LLC
4. Master Design Build & Ground Crew JV LP MBE
5. Robe, Inc.
6. Structures Construction, LLP

Tier 3 – For Projects Greater than \$1,000,000.01

1. The George Sollitt Construction Company
2. K.R. Miller Contractors, Inc.
3. McDonagh Demolition, Inc.
4. Old Veteran Construction, Inc.
5. Paschen Ashlaur Joint Venture II (Ashlaur MBE)
6. Tyler Lane Construction, Inc.
7. UJAMAA Construction, LLC EBE (MBE)

Term agreements are not to exceed \$6M for each firm for a term of four years with two, one-year extension options.

Appointment of firms to provide Project Development Services to the following firms;

1. The Roderick Group, Inc., dba Ardmore Roderick Rodriguez and Associates, Inc. JV (MBE)
2. Comprehensive Construction Consulting, Inc. (MBE)
3. Cotter Consulting, Inc (WBE)

Master term agreements are for an amount not to exceed \$8.5M for each firm for a term of three years with two optional two-year extensions.

Finally, the Chief of Staff reported that the PBC issued an Request for Proposals for Construction Management at Risk Services for six Chicago Public School Projects. Proposals from four firms were received this morning and will be reviewed in anticipation of a recommendation for award at the December 11, 2018 Board Meeting.

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

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

Dore Elementary School / C1577R Sollitt Oakley Joint Venture / Original Contract Amount:
\$30,442,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$30,442,000.00

012	11/8/2018	\$12,081.51	Remove and replace face brick originally installed as specified.
013	11/29/2018	\$2,311.10	LEED signage revisions, including furnish and install carpool drop-off sign, base and post.
014	11/8/2018	\$10,000.00	Revisions to the Building Automation System (BAS) Specifications per CPS Update.
015	11/15/2018	\$3,870.50	Furnish and install door thresholds and hardware.
Subtotal:		\$28,263.11	

Ebinger ES Annex & Renovations(Vertical) / C1590 Friedler Drive Joint Venture / Original Contract Amount: \$12,058,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$12,058,000.00

007V	11/15/2018	\$31,597.21	LULA Elevator and site draining revisions.
009V	11/29/2018	\$7,858.95	Install existing smart boards and furnish and install marker boards.
Subtotal:		\$39,456.16	

Mt. Greenwood ES Annex & Renovations II (Vertical) / C1589 F.H. Paschen, SN Nielsen / Original Contract Amount: \$9,807,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$9,807,000.00

023V	11/29/2018	\$43,789.30	Furnish and install salvaged permeable pavers and new drainage piping in lieu of concrete paving included in Contract Documents.
Subtotal:		\$43,789.30	

Read Dunning School (Vertical) / 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

023V	11/1/2018	(\$1,180.00)	Revised OEMC conduit and wiring.
032V	11/29/2018	(\$2,080.00)	Wall and ceiling material revisions.
034V	11/29/2018	(\$11,960.00)	Omit separate vent piping from the acid neutralizing basins per updated review.
040V	11/29/2018	(\$7,589.60)	Revisions to fall arrest anchors.
Subtotal:		(\$22,809.60)	

Skinner West Elementary School Annex / C1584 F.H. Paschen, SN Nielsen & Associates / Original Contract Amount: \$11,804,000.00 / Approved Contract Change Orders: \$282,198.80 / Adjusted Contract to Date: \$12,086,198.80

025	11/15/2018	\$1,529.83	Furnish and install motor starter and disconnect switch for mechanical equipment at the Air Handling Unit 1.
Subtotal:		\$1,529.83	

South Loop Elementary School / C1578 Madison Construction Company / Original Contract Amount: \$34,337,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$34,337,000.00

008	11/15/2018	\$6,342.46	Changes to the building fire protection sprinkler system.
017	11/1/2018	\$ -	Revised Site Work Allowance Unit Price Schedule.
Subtotal:		\$6,342.46	

South Side High School / PS2096 Ujamaa Power Joint Venture / Current GMP:
\$76,366,713.00

001	11/1/2018	\$5,000.00	Provide planning, design and engineering services to add a 4-foot ornamental fence at Parker ES.
Subtotal:		\$5,000.00	

Zapata ES Annex & Renovation / C1580 F.H. Paschen / SN Nielsen / Original Contract Amount:
\$152,966.82 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$15,972,000.00

020	11/1/2018	\$3,916.09	Revisions to the IV Phone System Specifications per CPS update.
021	11/8/2018	\$10,000.00	Revisions to the Building Automation System (BAS) Specifications per CPS Update.
025	11/1/2018	\$37,479.47	Landscape fill revisions along the property line.
Subtotal:		\$51,395.56	

Harrison Park Facility Rehabilitation (Group B) / C1595 F. H. Paschen, SN Nielsen / Original Contract Amount: \$2,354,000.00 / Approved Contract Change Orders: \$0.00 / Adjusted Contract to Date: \$2,354,000.00

106	11/29/2018	\$184,931.00	Removal and replacement of north gymnasium wood floor in lieu of selective patching included in contract documents due to discovered conditions.
107	11/29/2018	\$28,491.52	Deck/vapor barrier revisions required to prevent exterior vapor transmission to interior gymnasium due to discovered conditions.
109	11/29/2018	\$ -	Revise Substantial Completion date to December 31, 2018 due to additional client directed work at gymnasium.
Subtotal:		\$28,491.52	

The Chief Development Officer reported on a recommendation to approve change orders as follows; change orders for revisions associated with the regulatory review process in the sum of \$197,280.05 at the Prussing Elementary School Annex Project. A credit in the amount of (\$3,648.96) for liquidated damages at the Mt. Greenwood Elementary School Annex Site Prep Project. Credits in the amount of (\$19,625.08) for unused commission contingency at the Columbia Explorers Academy Modular Project. A credit for (\$203,869.64) for unused site work and contingency credit at the Oriole Park Elementary School Annex Project.

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

The meeting was adjourned.