

**PUBLIC BUILDING COMMISSION  
MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING  
HELD JULY 28, 2022**

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

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The Administrative Operations Committee of the Public Building Commission of Chicago held a virtual meeting on July 28, 2022 at 11:00 a.m. The meeting was livestreamed.

The following Committee members were present:

Chairman Jose Maldonado  
Commissioner Arnold Randall  
Commissioner Olga Camargo

Also present:

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

The reading of the minutes of the April 19, 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 twenty-nine task order awards for specialty consultant services. In summary they include sixteen task orders for Environmental Renovation/Demolition services totaling \$351,594.00, four Material Testing awards totaling \$778,355.50 and six awards for Surveyor services in the amount of \$126,401.00 for a total amount of \$1,256,350.50 for all twenty-nine awards – summarized below;

Task order awards for **Environmental Renovation/Demolition Services**

Environmental Design, International, Inc. (MBE/WBE)

- Lakeview Health Center \$16,882.80
- Juvenile Intervention Support Center \$16,882.80
- Sachs Clinic \$17,398.80

Wood Environment & Infrastructure Solutions, Inc.

- Engine Company 60 Renovations \$17,564.40
- Engine Company 63 Renovations \$16,711.20

- Engine Company 101 Renovations \$17,095.20
- Engine Company 62 Renovations \$16,480.80

Terracon Consultants, Inc.

- Roseland Neighborhood Health Center \$18,552.00
- NVP Gymnastics Center Building B \$17,280.00
- NVP Chapel Building F \$17,196.00
- NVP Administration Building C \$19,938.00

Accurate/Specialty Consulting, Inc. (MBE)

- Chicago Center for Green Technology \$22,476.00
- Lee Animal Care and Control \$35,496.00
- Engine Company 93 Renovations \$18,876.00
- Garfield Community Service Center \$34,236.00

Carnow, Carnow & Associates (WBE)

- Pershing Road East Building Upgrades \$48,528.00

**Material Testing Services**

Interra, Inc (MBE)

- Salt Dome Replacement Facility \$19,220.00
- Joint Public Safety Training Campus Phase 1a \$170,700.00

Princeton Technical Services, Inc. (MBE)

- Joint Public Safety Training Campus Phase 2 \$221,035.50

Design Consulting Engineers (MBE)

- Sauganash Elementary School Annex and Renovation \$367,400.00

**Surveyor Services**

Terra Engineering, Ltd. (WBE)

- Police Motor Maintenance Garage 4 \$16,500.00
- Garfield Community Service Center \$26,000.00

American Surveying & Engineers, P.C. (MBE)

- NPV Chapel Building F \$11,707.00
- NPV Gymnastics Center Building B \$12,872.00
- NPV Administration Building C \$14,287.00

DB Sterlin Consultants, Inc. (MBE)

- Engine Company 93 Renovations \$5,750.00

Weaver Consultants Group North Central, LLC

- Sherman Park Branch Library \$3,900.00

Landmark Engineering, LLC

- Chicago Public Safety Headquarters \$25,260.00
- Hall Library \$10,125.00

The Chief of Staff reported on the Construction Manager Guaranteed Maximum Price (GMP) Report for various projects. Following review of scope, schedule, budget and other project factors, staff negotiated the current GMP for the projects. The Chief of Staff reviewed in detail the new City of Chicago AIS Projects. The full Report is attached, Exhibit A.

The Chief of Staff reported on a recommendation to approve amendments for Insurance Brokerage Services to Mesirow Insurance Services for property/casualty and health benefits coverage in the amount of \$116,000 and to CS Insurance Strategies, Inc., an MBE firm, for Crime, Bonds and Director's and Officers' Liability Insurance, in the amount of \$6,000, both for terms through October 1, 2023.

Amendment for Information Technology Services to Catalyst Consulting. This amendment extends the term of the agreement through July 31, 2023. This is a contract that we utilize through the city. The city extended the term, so we are extending the term accordingly. The scope of services included in this amendment are an extension of the services included in the original agreement.

Amendment for Copier Services to RICOH. This amendment authorizes the PBC to continue utilizing the buying power of the US Communities government procurement cooperative to lease and maintain copy machines through December 31, 2024.

The AO Committee accepted the reports from the Chief of Staff. Commissioner Camargo abstained on the Amendment Report.

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 detailed below;

**Belmont Cragin Elementary School / General Contractor C1599 / Sollitt Sachi Joint Venture / Original Contract Value \$33,373,000.00 / Approved Changes to Date \$64,503.62 / Revised Contract Value \$33,437,503.62**

015	4/21/2022 (\$11,400.00)	Omit the epoxy flooring, vinyl base and painting in all Fieldhouse Basement Rooms except New Electrical Service Room and Pump Room Storage
018	4/28/2022 \$17,250.95	Furnish and install all toilet accessories per updated Specification Section 10 28 00 Toilet, Bath and Laundry Accessories.
020	5/5/2022 (\$6,475.00)	Omit ceiling grid above Walk-In Cooler/Freezer and the removal of (2) Cabinet Unit Heaters and associated hydronic piping in the CPS-CPD Link.
021	5/12/2022 \$9,499.00	Add RPZ Backflow Preventers at (5) Janitorial Mop Sinks and a RPZ Backflow Preventer on the Domestic Water System.
025	6/23/2022 \$25,212.60	Furnish and install back tap at the water service tap per DWM review requests/requirements.
028	7/7/2022 \$6,806.25	Electrical power and controls infrastructure revisions for the Rolling Grille and Fire Coiling Doors.
029	7/7/2022 \$8,669.90	Install floor drain, sink and associated infrastructure at Gym South wall area.

Subtotal: \$49,563.70

**Sauganash Annex and Renovation II** / General Contractor / C1601 Tyler Lane Construction, Inc. / Original Contract Value: \$26,123,953.00 / Revised Contract Value: \$26,123,953.00

001 5/12/2022 \$135,174.00 Bulletin#1 changes in the Issue for Construction Documents resulting from Permit Phase and RFIs, including changes related to General, Civil, Landscape, Earth Retention System, Structural, Architectural, Plumbing, Mechanical, Electrical and Specifications.

005 7/7/2022 \$3,276.46 Saw-cut discovered existing irregular concrete over-pour edges along existing North foundation footing.

Subtotal: \$138,450.46

**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

013 4/22/2022 \$4,288.24 Provide bent plates above existing lighting fixtures at dome's exterior roof

**Joint Public Safety Training Campus (JPSTC) Phase 2 Outdoor Scenario Training** / Design Builder/ Berglund Brown & Momen Joint Venture / Current GMP: \$22,800,000.00

001 7/15/2022 \$48,254.00 Provide planning, design, and engineering to modify Hazmat and USAR Areas.

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

- Change Order for additional carpentry work for window elevators and interior soffit elevations in the amount of \$18,687.53 for the Belmont Cragin Elementary School Project.
- Change Order is in the credit amount of (\$7,316.27) to deduct unused Commission Contingency for the close-out at the Legler Regional Library Renovation Project.

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

The meeting was adjourned.



# Construction Manager Report

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## Aug-22

Project Name	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP
Decatur Classical School Annex & Renovations	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$11,655,853.24	\$ 20,750,000.00	\$ 22,389,600.00	\$ 22,066,015.00	
McDade Classical School Annex & Renovations	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$7,850,000.00	\$ 12,605,000.00	\$ 12,994,910.00	\$ 12,597,801.98	
Palmer Elementary School Annex & Renovations	Chicago Public Schools	Blinderman Construction	Construction Manager Services	Dec-18	\$9,200,000.00	\$ 17,800,000.00	\$ 18,390,450.00	\$ 18,018,515.00	
Poe Classical School Annex & Renovations	Chicago Public Schools	Berglund Construction	Construction Manager Services	Dec-18	\$6,000,000.00	\$ 13,978,000.00	\$ 15,010,250.00		
Rogers Elementary School Annex & Renovations	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Dec-18	\$10,100,000.00	\$16,160,000.00	\$ 16,879,926.00	\$ 16,407,835.59	
Dirksen Elementary School Annex & Renovations	Chicago Public Schools	Paschen/BOWA JV	Construction Manager Services	Dec-18	\$18,000,000.00	\$ 29,000,000.00	\$ 32,139,100.00	\$ 32,370,405.00	\$ 32,070,564.22
Waters Elementary School Annex & Renovations	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$7,400,000.00	\$ 22,780,000.00	\$ 24,632,390.00	\$ 24,650,357.83	
Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities	Chicago Public Schools	BOWA	Construction Manager Services	Feb-19	\$3,160,000.00	\$ 7,300,000.00	\$ 7,643,050.00		
Charles A. Prosser Career Academy Renovations	Chicago Public Schools	Bulley & Andrews	Construction Manager Services	Feb-19	\$11,300,000.00	\$ 12,550,000.00	\$ 12,633,000.00	\$ 12,681,200.00	
Rickover High School Education Program	Chicago Public Schools	Henry Bros. Co.	Construction Manager Services	Feb-19	\$14,600,000.00	\$ 17,619,489.34	\$ 25,116,698.00	\$ 26,579,675.00	\$ 26,713,871.29
George Henry Corliss High School Renovations	Chicago Public Schools	F.H. Paschen	Construction Manager Services	Feb-19	\$7,410,000.00	\$ 16,170,000.00	\$ 16,720,000.00	\$ 16,209,072.00	\$ 15,983,875.84
Kenwood Academy High School Renovations	Chicago Public Schools	Gilbane Building Company	Construction Manager Services	Feb-19	\$3,800,000.00	\$ 10,760,000.00	\$ 11,434,000.00	\$ 11,981,175.00	
Josephine Locke Elementary School Renovations	Chicago Public Schools	Berglund Construction	Construction Manager Services	Feb-19	\$6,329,632.13	\$ 23,500,000.00	\$ 24,160,000.00		
Joseph Lovett Elementary School	Chicago Public Schools	Blinderman/ALL JV	Construction Manager Services	Feb-19	\$1,600,000.00	\$ 817,375.14			
George Washington High School Renovations	Chicago Public Schools	Ujamaa Construction, Inc.	Construction Manager Services	Feb-19	\$6,400,000.00	\$10,200,000.00	\$10,168,685.00	\$10,090,062.98	\$ 9,841,631.20
North Park Village (NPV) Chapel - Building F	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$732,180.00				
North Park Village (NPV) Gymnastics Center - Building B	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$755,375.00				
North Park Village (NPV) Administration - Building C	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,195,475.00				
Juvenile Intervention and Support Center	AIS - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$850,600.00				
Lakeview Health Center	AIS - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$959,660.00				
Pershing Road West Building and Tunnel Upgrades	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$9,552,255.00				
Pershing Center Upgrades	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$8,342,010.00				
Pershing East Upgrades	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,502,035.00				