



**PUBLIC BUILDING COMMISSION**  
**MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING**  
**April 5, 2023**

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 5, 2023, at 1:00 p.m. The meeting was livestreamed.

The following Committee members were present:

Chairman Jose Maldonado

Commissioner Arnold Randall

Also present:

Carina E. Sánchez

Ray Giderof

James Borkman

Mary Pat Witry

Bryant Payne

Rudy Manning

Langdon Neal, Neal and Leroy

Anne Fredd, Neal and Leroy

The reading of the minutes of the March 8, 2023, and March 14, 2023, Administrative Operations Committee meetings, 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 Director of Procurement reported that one task order was issued for surveyor services for the Engine Company 44 Project to Terra Engineering Ltd., WBE firm, in the amount of \$19,200.00.

The Director of Procurement reported on the Construction Manager Guaranteed Maximum Price (GMP) Report for various projects. On behalf of our clients, CPS and AIS, the board previously approved various Construction Managers for several projects. As the Initial GMP is updated by amendment, staff provides an updated Construction Manager Report to the Administrative Operations Committee. Following review of scope, schedule, budget and other project factors, staff negotiated the current GMP for the projects. The last report was provided in August 2022, and since that report, GMP's for the following four projects have been updated: Decatur Classical Elementary School Annex and Renovations, Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities, Kenwood Academy High School Renovations, and Josephine Locke Elementary School Renovations. The full Construction Manager Report is attached, Exhibit A.

The AO Committee accepted the reports provided by the Director of Procurement.

The Chief Development Officer reported that no items exceed the reporting threshold for the Field Order Activity Report. The full report is listed below.

**Sauganash Elementary School Annex II** / General Contractor / C1601 Taylor Lane Construction, Inc./  
Original Contract Value: \$26,123,953.00 / Approved Change to Date: \$0.00 / Revised Contract Value:  
\$26,123,953.

027 3/27/2023	\$11,228.80	Labor, materials, and equipment for modification and reinstallation of previously removed and salvaged ladder at same location in corridor E220, and the fabrication and installation of new security gate and access hatch to service the north end of the attic of the Main Building.
---------------	-------------	---

028 3/9/2023	\$1,137.78	Labor, materials, and equipment to replace specified door hardware at gender neutral restrooms.
--------------	------------	---

Subtotal: \$12,366.58

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

The meeting was adjourned.



# Construction Manager Report

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

Apr-23										
Project Name	Contract Number	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	PS3021A	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	\$ 21,216,772.83
McDade Classical School Annex & Renovations	PS3021C	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	PS3021D	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	PS3021E	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	PS3021F	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	PS3021B	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	PS3025I	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	PS3025A	Chicago Public Schools	BOWA	Construction Manager Services	Feb-19	\$3,160,000.00	\$ 7,300,000.00	\$ 7,643,050.00	\$ 7,479,338.56	
Charles A. Prosser Career Academy Renovations	PS3025F	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	PS3025G	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	PS3025B	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	PS3025C	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	\$ 12,301,709.72
Josephine Locke Elementary School Renovations	PS3025D	Chicago Public Schools	Berglund Construction	Construction Manager Services	Feb-19	\$6,329,632.13	\$ 23,500,000.00	\$ 24,160,000.00	\$ 24,605,176.49	
Joseph Lovett Elementary School	PS3025E	Chicago Public Schools	Blinderman/ALL JV	Construction Manager Services	Feb-19	\$1,600,000.00	\$ 817,375.14			
George Washington High School Renovations	PS3025H	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

Apr-23										
Project Name	Contract Number	Client	Construction Manager (CM)	Service Provided	Board Authority	Initial GMP	Amendment 1 GMP	Amendment 2 GMP	Amendment 3 GMP	Amendment 4 GMP
Lakeview Health Center	PS3075	AIS - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$959,660.00				
North Park Village (NPV) Chapel - Building F	PS3078	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$732,180.00				
North Park Village (NPV) Gymnastics Center - Building B	PS3076	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$755,375.00				
North Park Village (NPV) Administration - Building C	PS3077	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,195,475.00				
Juvenile Intervention and Support Center	PS3069	AIS - City of Chicago	Henry Bros. Co.	Construction Manager Services	Apr-22	\$850,600.00				
Pershing Road West Building and Tunnel Upgrades	PS3072	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$9,552,255.00				
Pershing Center Building Upgrades	PS3071	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$8,342,010.00				
Pershing East Building Upgrades	PS3070	AIS - City of Chicago	All Construction Group	Construction Manager Services	Apr-22	\$1,502,035.00				