



## Operational Planning & Infrastructure Committee

June 3, 2025

### MEETING MINUTES

**Committee Members:** Mr. Sleasman (Chair), Mayor Gallo, Mr. Love, Rev. Lucas  
**Not Present:** Ms. Welch (Vice Chair)  
**Staff/Other:** Shawn Becker, Nick Biggar, India Birdsong Terry, Janet Burney, Floun'say Caver, Sharon Cottrell, Drew Dimmick, Maribeth Feke, Michael Fesler, George Fields, Bob Fleig, Joel Freilich, Anthony Garofoli, Rajan Gautam, Sharon Jenkins, Carl Kirkland, Jonathan Laule, Derek Meinke, Sheila Miller, Bryan Moore, Charles Morgan, Jim Reed, Mike Schipper, Wendy Talley, Natoya Walker-Minor  
**Public:** Brian Gibbons, Loh

Mr. Sleasman called the meeting to order at 9:16 am with a roll call. Four (4) committee members were present, representing a quorum.

A motion by Mayor Gallo, seconded by Mr. Love to approve the minutes from May 6, 2025.

Mr. Sleasman called the first presentation Proposed Change Order – a presentation of a negotiated change order for additional construction services for the Tower City East Portal Rehabilitation project. The presenters were Grant Kersh, Resident Engineer I and Jonathan Laule, Program Contract Manager, Procurement.

Mr. Kersh presented an update on the Tower City East Portal Rehabilitation project, originally authorized under Contract No. 2023-155 and awarded to The Great Lakes Construction Co. on January 23, 2024, by Resolution No. 2024-6. The project, with an initial contract value not to exceed \$15,739,633.00, involves the rehabilitation of deteriorating concrete structures located east of the Tower City rail platform, specifically along Tracks 6, 7, 8, 10E, and 13. The rehabilitation effort addresses issues of falling concrete, exposed rebar, and water intrusion that have emerged in the portals.

Mr. Laule reported that the quantity of concrete patching required has significantly exceeded the original bid item, with actual repair areas reaching 9,300 square feet—far above the originally estimated 2,900 square feet. This discrepancy results in a proposed change order to increase the quantity for Bid Item #519 by an additional 6,400 square feet. Contractors are permitted to apply multipliers up to 2x based on the depth of concrete repairs. The Engineer's estimate for this additional work is \$1,218,500.00.

To date, thirteen change orders have been issued under the General Manager's existing change order authority of \$500,000.00, leaving a remaining balance of \$85,774.15. The proposed change order in the amount of \$1,194,167.77 exceeds this authority and therefore requires Board approval. This change will raise the total contract value to an amount not to exceed \$17,917,411.74 and extend

both substantial and final project completion by 18 weeks, or 126 calendar days. The change will also reinstate the General Manager's change order authority to the full \$500,000.00.

The Great Lakes Construction Co. remains committed to meeting the 19% DBE participation goal for the project. Procurement and Engineering have followed the proper change order process and have reviewed and approved the modification.

It is recommended the Committee approve the proposed change order and forward the recommendation to the full Board for approval. It was moved by Mr. Sleasman, and seconded by Mr. Love, and unanimously approved to advance the item to the full Board for consideration.

Mr. Sleasman called for the next Proposed Change Order – a presentation of a negotiated change order for additional design services to the Central Rail Maintenance Facility Modifications for the New Railcar contract. The presenters were Derek Meinke, Engineer Project Manager, Mechanical and Jonathan Laule, Program Contract Manager, Procurement.

Mr. Meinke presented further details on Contract No. 2024-065 which was awarded to Richard L. Bowen & Associates, Inc. on July 30, 2024, by Resolution No. 2024-54, in an amount not to exceed \$472,484.95. The Notice to Proceed was issued on August 26, 2024. The project includes significant design changes to prepare Central Rail Maintenance Facility (CRMF) for servicing new railcars, including the addition of service balconies over the east and west maintenance pits, new overhead cranes, and installation of a new overhead catenary system.

During the presentation, Mr. Meinke outlined a proposed change order prompted by recently identified requirements not included in the original project scope. The first item involves the addition of electrical power drops within the service pits for hydraulic filter flushing carts, a new requirement directed by Siemens. The second change pertains to modifications to service balconies in order to accommodate rooftop Heat Recovery Ventilation (HRV) equipment that had not been identified during the initial planning phase. The Engineer's Estimate for both changes is \$37,156.92.

One previous change order has already been executed under the General Manager's change order authority of \$100,000.00, leaving only \$107.02 remaining in authorized funds. The proposed change order for \$18,384.31 exceeds the remaining authority and would result in a revised total contract amount not to exceed \$590,762.24. If approved, the General Manager's change order authority would be reinstated to the full \$100,000.00.

Richard L. Bowen & Associates, Inc. has confirmed continued commitment to meeting the 13% Disadvantaged Business Enterprise (DBE) participation goal established for the contract. Staff advised that both Procurement and Engineering departments followed the appropriate change order process, and that the Change Order Committee had reviewed and approved the modifications.

It is recommended that the Committee forward approval of the proposed change order to the full Board for approval. It was moved by Mr. Love, and seconded by Rev. Lucas, and unanimously approved to advance the item to the full Board for consideration.

Mr. Sleasman called for the last Proposed Change Order – a presentation of a negotiated change order for additional construction services needed for the Brookpark Maintenance Facility Modifications project. The presenters were Donald Tereba, Engineer Project Manager, Facilities and Jonathan Laule, Program Contract Manager, Procurement.

Mr. Tereba presented a proposed change order to Contract No. 2024-112 for building modifications at the Brookpark Maintenance Facility. The contract was awarded to SONA Construction, LLC on October 29, 2024, by Resolution No. 2024-76 in an amount not to exceed \$1,281,000.00. The project

site is located at 15583 Brookpark Road and involves substantial renovations to make the building suitable for joint occupancy by the Rail Facilities Maintenance Department and Transit Police. To date, the project is approximately 50% complete.

Mr. Tereba presented Proposed Change Order No. 6, which is necessary to address unforeseen electrical code issues discovered during construction. These issues stem from pre-existing conditions in the original facility infrastructure and are not associated with the new electrical work included in the original design plans. The change is critical to eliminate safety hazards and ensure the facility passes all required building and electrical inspections.

The proposed change order, in the negotiated amount of \$151,015.42, will cover all costs associated with the electrical modifications. Four change orders have been issued to date under the General Manager's change authority of \$128,100.00, leaving \$84,187.56 in available authority. Since the proposed amount exceeds the remaining balance, committee approval is required. Approval of the change order would result in a revised total contract value not to exceed \$1,475,927.86 and would also reinstate the General Manager's full change authority.

SONA Construction, LLC remains committed to achieving the 11% Disadvantaged Business Enterprise (DBE) participation goal assigned to this contract. Procurement and Engineering have followed the proper change order process, and the proposed change has been reviewed and approved by the Change Order Committee.

It is recommended that the Committee forward approval of the proposed change order to the full Board for approval. It was moved by Mr. Sleasman, and seconded by Mayor Gallo, and unanimously approved to advance the item to the full Board for consideration

There being no further business to bring before this Committee, a motion to adjourn the meeting by Mr. Sleasman and seconded by Mr. Love. The meeting was adjourned at 9:45 am.



Rajan D. Gautam  
Secretary/Treasurer



Avis R. Lyons  
Interim Executive Assistant