

**PUBLIC BUILDING COMMISSION**  
**MINUTES OF THE VIRTUAL ADMINISTRATIVE OPERATIONS COMMITTEE MEETING**  
**March 8, 2023**

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 March 8, 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

Tanya Foucher-Weekley

Mary Pat Witry

Bryant Payne

Rudy Manning

Langdon Neal, Neal and Leroy

The reading of the minutes of the February 8, 2023, 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 Director of Procurement reported on four (4) task order awards for Specialty Consulting Services to previously appointed firms.

**Environmental Engineering Services**

Terracon Consultants, Inc.

- New Near South High School \$249,384.20

**Environmental Reno/Demo Services**

ATC Group Services, LLC

- Chinatown Library \$23,302.80

**Geotechnical Investigation Services**

ECS Midwest, LLC

- Dett Elementary School Annex \$46,380.00

**Traffic Study Services**

V3 Companies of Illinois, Inc.

- Dett Elementary School Annex \$31,980.00

The Director of Procurement provided an update regarding firms to provide Energy Performance Analysis and Contracting Services for various projects. On December 21, 2022 the PBC issued a Request for Proposals from Energy Service Companies (ESCO's). On January 4, 2023 the PBC hosted a pre-submission conference with over forty attendees including representatives from seven ESCO's.

Submissions were received from four companies. The submissions were evaluated, and the firms were interviewed by the evaluation committee. The evaluation committee and the PBC are going through final reviews and plan to present a recommendation to the Board at the March Board Meeting.

Commissioner Randall asked what type of services would the companies provide? The Director of Procurement responded that the companies would be able to provide an array of energy service measures including Investment Grade Audits, and the ability to enter into Energy Performance Contracts, similar to Retrofit One. PBC's Chief Development Officer further responded that this will be a collaborative effort with our client CPS, to conduct assessments at various facilities throughout the city to confirm and survey existing infrastructure for mechanical, electrical, and plumbing systems for enhancements and to determine life cycle, replacements, and upgrades to the systems. This is part of the Investment Grade Audit to properly advise our client regarding the requirements that need assessment along with potential savings and payback to CPS, as part of this entire process. The Director of Procurement explained that following recommendation and approval, these ESCO's would be under a Master Agreement with the PBC, so that if another agency needed to use the services, the PBC would be ready. The plan is to work with our partners at CPS, but to also be ready for any anticipated work in line with the city's 2050 goal for reducing energy consumption.

The Director of Procurement reported on amendments for Architect of Record Services, Engineer of Record Services and Architect/Engineer of Record Services and reported that in 2018 the PBC approved the appointment of the most minority and women owned AOR and EOR firms by a sister agency. In those five years, a number of projects are now complete and the PBC wants to stand ready to continue utilizing these firms. The initial agreement authority was for \$5,000,000, although the PBC has not necessarily expended that money, staff would like to ensure that the agency is ready and recommends a revised amendment agreement authority totaling \$10,000,000.

The Director of Procurement listed the thirty-three (33) firms indicating that twenty-eight (28) firms are either Minority, Women, or Minority and Women Business Enterprise firms. These amendments increase the Maximum Compensation of the program-wide agreements by \$5,000,000. Task Orders will be issued on a project-specific basis.

#### Architect of Record Services

1. Brook Architecture, Inc. (MBE/WBE)
2. Forma Architecture, Ltd. (MBE)
3. Tilton, Kelly +Bell, LLC (WBE)
4. Muller & Muller Architects (WBE)
5. STL Architects, Inc. (MBE)
6. Moody Nolan, Inc.
7. Bauer Latoza Studio (MBE)
8. RATIO Architects
9. Urban Works (MBE/WBE)
10. Bailey Edward Design (WBE)
11. Harding Mode Joint Venture (Mode – MBE)
12. Milhouse Engineering & Construction (MBE)
13. RADA Architects, Ltd. (WBE)
14. Altusworks, Inc. (WBE)
15. Wallin Gomez Architects (MBE)
16. Studio ARQ, LLC (MBE)
17. Koo, LLC (MBE/WBE)
18. Johnson & Lee, Ltd. (MBE)
19. Onyx Architectural Services (MBE)
20. Doyle Architecture (WBE)
21. Brush Architects (WBE)
22. SMNG-A, Ltd.
23. Latent Design Group (MBE/WBE)
24. Terry Guen Design Associates, Inc. (MBE/WBE)
25. Johnson Lasky Kindelin Architects, Inc. (WBE)
26. EC Purdy & Associates (MBE/WBE)
27. Moreno Architects, Ltd. d/b/a JGMA (MBE)
28. Mode Architects (MBE)

#### Engineer of Record Services

29. HBK
30. DB Sterlin Consultants, Inc. (MBE)
31. CKL Engineers, LLC (MBE/WBE)

#### Architect of Record/ Engineer of Record Services

32. Smith Group, Inc.
33. GSG Material Testing, Inc. d/b/a The Hoh Group, Inc. (MBE)

Commissioner Randall commented that the list is very impressive and asked about the terms of the agreements. The Director of Procurement responded that the term is open or until the compensation included in the agreement is exhausted or the work has been fully accepted by the PBC.

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

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

**Belmont Cragin Elementary School** / General Contractor / C1599 Sollitt/Sachi Joint Venture/ Original Contract Value: \$33,373,000 / Approved Change to Date: \$117,704.64 / Revised Contract Value: \$33,490,704.64

055 3/2/2023 \$21,780 Labor, materials, and equipment to add keyed access at (3) exterior doors and replacement of (2) double-door hardware at gym double doors leading to CPS lobby.

The Chief Development Officer provided a recommendation to ratify Change Orders for two projects. A Change Order for hardware revisions in the amount of \$8,666.71 for the Belmont Cragin Elementary School Project with Sollitt/Sachi Joint Venture.

A Change Order for work related to salt pockets, including the removal and replacement of existing concrete slab and unsuitable fill adjacent to the ring road, in the amount of \$146,404.14 and in the credit amount of (\$63,518.90) for Unused Site Work Allowance for a total change amount of \$82,885.24 for the Grand Avenue Salt Dome Replacement Facility Project with The George Sollitt Construction Company.

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

The meeting was adjourned.