

Public Building Commission of Chicago



Meeting Minutes

APRIL 11, 2023

2:00 PM

Regular Meeting of the
Board of Commissioners of the
Public Building Commission of Chicago
Over a Virtual Platform with
Limited In-Person Attendance
At the Richard J. Daley Center

Board of Commissioners

Lori E. Lightfoot, Chairman

Joyce Chapman

Kimberly DuBuclet

James F. Ellis, Jr.

Myetie H. Hamilton

Jose G. Maldonado, Jr.

Toni Preckwinkle

Arnold Randall

Samuel Wm. Sax

David Todd Whittley

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD OVER A VIRTUAL PLATFORM WITH
LIMITED IN PERSON ATTENDANCE AT THE RICHARD J. DALEY CENTER
ON APRIL 11, 2023 AT 2:00 P.M.**

The following Commissioners were present:

Chairman Lori E. Lightfoot
Joyce Chapman
Kimberly DuBuclet
James Ellis, Jr.
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
David Todd Whittley - 8

Attendees present were:

Carina E. Sánchez

G. Blakemore	R. Giderof	B. Payne
J. Borkman	R. Manning	T. Foucher-Weekley
G. Chavez	L. Neal	M. Witry
L. Giderof		

The meeting was called to order by Chairman Lightfoot, and the presence of a quorum was established.

Following the roll call, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. George Blakemore had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011. George Blakemore stated that 30% of the workers on Phase 2 of the Joint Public Safety Training Campus should be African American. He also expressed appreciation to Mayor Lightfoot for bringing the National Democratic Convention to Chicago, for her service during Covid-19 and Black Lives Matter, and for her guidance and determination.

Following the public comment period, Chairman Lightfoot presented to the Board for consideration of approval the minutes of the Regular Board Meeting held on March 14, 2023. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the March 14, 2023 board meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee virtual meeting held on April 5, 2023. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Director of Procurement reported on one task order that was issued for surveyor services to Terra Engineering, Ltd., a WBE firm, for the Engine Company 44 Project in the amount of \$19,200.00.

The Director of Procurement reported on the Construction Manager Guaranteed Maximum Price (GMP) Report for various projects.

The Chief Development Officer reported that two Field Orders under the reporting threshold were issued.

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Order Report is attached hereto at **Exhibit "A"**.

A copy of the Construction Manager Guaranteed Maximum Price (GMP) Report is attached hereto as **Exhibit "B"**.

The next item on the agenda was consideration of approval of a Revised Undertaking Request from the City of Chicago Department of Assets, Information and Services (AIS) for the Joint Public Safety Training Campus Phase IA: Outlot Restaurant Area located at 4443 West Chicago Avenue (the "Project"). The Revised Undertaking Request confirmed a revised funding authority of \$17,950,000 for the Project, including the planning, design and construction of the

outlot restaurant buildings and associated site development in the restaurant areas. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8670

BE IT HEREBY RESOLVED that the Board of Commissioners hereby approves the Revised Undertaking Request from the City of Chicago Department of Assets, Information and Services for the Joint Public Safety Training Campus Phase IA – Outlot Restaurant Area located at 4443 West Chicago Avenue in the amount of \$17,950,000.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action and to execute such documents, upon approval as to form and legality as may be approved by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, Joyce Chapman,
Kimberly DuBuclet, James F. Ellis, Jr.,
Jose G. Maldonado, Jr. and David Todd Whittley - 6

Commissioners voting in the negative:

Toni Preckwinkle and Arnold Randall – 2

The final item on the agenda was consideration of approval of a Revised Undertaking Request from the City of Chicago Department of Assets, Information and Services (AIS) for the Joint Public Safety Training Campus Phase 2: Outdoor Scenario Structures located at 4443 West Chicago Avenue (the “Project”). The Revised Undertaking Request confirmed a revised funding authority of \$39,680,000 for the Project, including the design and construction of the outdoor scenario structures and associated site development. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8671

BE IT HEREBY RESOLVED that the Board of Commissioners hereby approves the Revised Undertaking Request from the City of Chicago Department of Assets, Information and Services for the Joint Public Safety Training Campus Phase 2 – Outdoor Scenario Structures located at 4443 West Chicago Avenue in the amount of \$39,680,000.

BE IT FURTHER RESOLVED that the Executive Director and appropriate officials of the Public Building Commission are hereby authorized and directed to undertake such action and to execute such documents, upon approval as to form and legality as may be approved by Legal Counsel, as may be necessary and appropriate in order to effectuate this Resolution.

Commissioners voting in the affirmative:

Chairman Lori E. Lightfoot, Joyce Chapman,
Kimberly DuBuclet, James F. Ellis, Jr.,
Jose G. Maldonado, Jr. and David Todd Whittley - 6

Commissioners voting in the negative:

Toni Preckwinkle and Arnold Randall – 2

At the conclusion of the regular meeting, there were expressions of gratitude and appreciation from several of the Commissioners regarding the leadership and service of Chairman Lightfoot during her tenure as Chairman of the Public Building Commission and Mayor of the City of Chicago. Commissioner Whittley noted that she had brought expanded services and opportunities to the west side and south side of Chicago. Commissioner Ellis acknowledged her strength and commitment to keep the City of Chicago well and thriving. Commissioner Maldonado expressed gratitude for her service. Commissioner Chapman also expressed appreciation for her service and robust leadership.

Following the remarks, Chairman Lightfoot stated that it had been her pleasure to serve as Chairman of the Public Building Commission. She noted that there is a continuing need to keep the Public Building Commission strong by assigning additional projects from other governmental agencies to the “pipeline” so that the Public Building Commission can continue to

provide opportunities for minority-owned businesses and female-owned businesses and increase hiring of women and minorities and Chicago residents in the construction of public projects. Chairman Lighfoot thanked the PBC Executive Director and her staff and legal counsel for their hard work during her tenure.

There being no further business to come before the Board of Commissioners, the meeting was adjourned.

Secretary

APPROVED:

Chairman



April 11, 2023

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

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

BOARD OF COMMISSIONERS

Chairman
LORI E. LIGHTFOOT
Mayor
City of Chicago

JOYCE CHAPMAN
Member
Chicago Board of Education

KIMBERLY N. DuBUCLET
Commissioner
Metropolitan Water Reclamation
District of Greater Chicago

JAMES F. ELLIS, JR.
Retired
Laborers' Local 1001

MYETIE H. HAMILTON
President
Chicago Park District

JOSÉ G. MALDONADO, JR.
Business Representative/Organizer
Chicago Regional Council of Carpenters

TONI PRECKWINKLE
President
Cook County Board of Commissioners

Treasurer
ARNOLD RANDALL
General Superintendent
Forest Preserves of Cook County

SAMUEL Wm. SAX
Chairman
Financial Relations, Inc.

DAVID TODD WHITTLEY
Pastor
Corinthian Temple Church of God in
Christ

CARINA E. SANCHEZ
Executive Director
Public Building Commission

MARY PAT WITRY
Secretary

GEORGE MARQUISOS
Assistant Secretary

TANYA FOUCHER-WEEKLEY
Assistant Treasurer

In 2015, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Surveyor, among others. In December 2015 the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in these categories.

In February 2016, a random lottery by category was conducted to establish the rotation to accommodate the recent addition of firms. As services are required, the rotation determines the firm to which a request for pricing is issued. Proposals are reviewed and evaluated for experience, expertise of staff, capacity, past performance, plan of action proposed, and pricing. Upon approval, PBC staff issues a task order against the successful firm's term contract.

Staff respectfully submits the attached report of recent Specialty Consultant Service task order awards.

Sincerely

James L. Borkman
Director of Procurement



Task Orders Awarded against Term Contracts

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

April 2023

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Surveyor Services	\$ 19,200.00
1		\$ 19,200.00

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Fire Engine Company 44	Surveyor Services	Consulting Services	Terra Engineering, Ltd.	WBE	\$ 19,200.00



EXHIBIT A.

March 17, 2023

Via E-Mail: ksteingraber@terraengineering.com
wpearch@terraengineering.com

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

Karen Steingraber
William Pearch
Terra Engineering, Ltd.
225 W. Ohio Street, 4th Floor
Chicago, IL 60654

RE: Contract / Task Order
Number: 07200-PS2063E-001
Project Number and Name: 07200 Fire Engine Company 44
Services: Surveyor
User Agency: City of Chicago – Assets, Information and Services

Chairman
LORI E. LIGHTFOOT
Mayor
City of Chicago
Executive Director
CARINA E. SÁNCHEZ

Dear Contractor/Vendor:

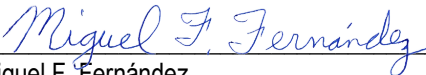
This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2063E for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Terra Engineering, Ltd. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Terra Engineering, Ltd.'s Task Order proposal, dated October 18, 2022. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$17,200.00 Lump Sum Fee for Surveyor Services


\$2,000.00 Not-To-Exceed reimbursable expense to be authorized in writing by the Public Building Commission of Chicago

The value of this Task Order is a not-to-exceed fee of **\$19,200.00** for Surveyor Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



Miguel F. Fernández
Senior Procurement Coordinator

03/17/2023
Date



James L. Borkman
Director of Procurement

03/17/2023
Date



Recommendation of Award - Survey

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

Date: March 13, 2023
To: James Borkman
Director of Procurement
From: Jose Barajas
Project Manager
Distribution: Miguel Fernandez
07200-03-04-05-01
Subject: Recommendation of Award
Engine Company No.44 Renovations
Terra Engineering, LTD
ALTA / ACSM Land Title Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to Terra Engineering, LTD who has been pre-qualified to provide an ALTA / ACSM Land Title Survey plus additional survey scope per the SOW as required at the above named Project. We have reviewed the proposal submitted to perform the following environmental services:

On October 18, 2022, Terra Engineering, LTD submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$19,200.00, to complete the scope of work.

Based on the review, we recommend that Terra Engineering, LTD be selected to complete the work, due to the following:

- They are capable and have performed Services for similar projects.
- Provided a clear understanding of the project requirements;
- Project management and staffing plan;
- Provided fair and reasonable pricing;
- They have extensive experience in the activities described in the RFP;
- They are a PBC pre-qualified specialty consultant to perform these services;
- Consultant is committed to comply with the PBC's MBE/WBE Goals.

Terra Engineering, LTD should be assigned a Task Order, in the not-to-exceed amount of **\$19,200.00**.

End of Memorandum



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				