



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
June 22, 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 meeting on June 22, 2023, at 2:30 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

Tanya Foucher-Weekley

Lisa Giderof

Patricia Montenegro

Rudy Manning

Anne Fredd, Neal and Leroy

Gabriela Herrera, Neal and Leroy

The reading of the minutes of the April 5, 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 Executive Director reported on a bid opening for Contract 1604 for the Robert Nathaniel Dett Elementary School Annex and Renovation Project located at 2131 West Monroe Street. The PBC invited all twenty-five Class A prequalified firms to bid on the Dett Elementary School Annex and Renovation Project. The project consists of the construction of a new 1-story annex with athletic amenities, linked to the existing 3-story school building including interior renovations to the existing building. The PBC hosted pre-bid and technical review meetings as well as a project site visit. Three bids were received, and staff will make a recommendation at today's board meeting.

The AO Committee accepted the report provided by the Executive Director.

The Director of Procurement reported on seven task order awards for Specialty Consultant Services to previously appointed firms. Four awards are to Minority, Women or Minority and Women Business Enterprise firms.

Environmental Reno/Demo Services

ATC Group Services, LLC

- CIP Engine Company 44 MEP Upgrades and Repairs \$35,796.00
- CIP Police Motor Maintenance Garage Area 4 Renovations \$27,924.00

Carnow, Conibear & Associates, Ltd. (WBE)

- CIP Engine Company 57 \$24,912.00

Specialty Consulting, Inc. (MBE)

- Hall Library \$13,386.00

Environmental Engineering Services

Environmental Design International, Inc. (MBE/WBE)

- Dett Elementary School Annex \$313,051.20

Material Testing

SEECO Consulting, Inc.

- Pershing Road West Building Upgrades and Tunnels \$71,950.00

Design Consulting Engineers (MBE)

- Sauganash Elementary School Annex II and Renovation \$278,380.00

The Director of Procurement reported the recommendation to appoint an Engineer of Record for various projects for the Forest Preserve District of Cook County. The PBC conducted an extensive review of its' Architect of Record and Engineer of Record Letters of Interest and Qualifications (LIQ) Databases. The databases include 128 Architects and 70 Engineers. The recommendation is to appoint EVA Design and Engineering, LLC. EVA Design and Engineering, LLC demonstrated the ability enhance the project with relevant recent experience, successful execution of similar projects, knowledgeable and experienced staff, and a commitment to meeting the PBC's MBE/WBE goals for this project. Following approval, a new Task Order based Master Agreement with the PBC will be issued in the amount of \$10,000,000.

The Director of Procurement reported on a recommendation to approve an amendment to the Catalyst Consulting Information Technology contract to bring it in line with the City of Chicago's technology consulting contract. The amendment is for time only and extends the term of the agreement through July 31, 2024, in conformity with the City of Chicago Target Market IT Master Consulting Agreement.

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

The Chief Development Officer reported on Field Order Activity Report. Two Projects were above the reporting threshold. 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.

029 4/6/2023	\$16,322.90	Provide labor, materials, and equipment to correct code required deficiencies in the existing Annex I Fire Alarm System.
031 4/20/2023	\$3,509.00	Provide labor, materials, and equipment to apply specified epoxy floor finish at Rooms Nos E002 and E002A in the existing basement of the Main Building.
032 4/20/2023	\$601.83	Install new CPS provided High School sized Kiln in Annex II Art Room
033 5/4/2023	\$6,616.55	Revisions to furnishing and installing corner guards at various locations.
037 5/4/2023	\$3,206.50	Provide labor, materials, and equipment to install (5) fire dampers.
035 5/25/2023	\$11,107.80	Provide labor, materials, and equipment to relocate new specified water meter and Fire Double Check Detector Assembly (DCDA).
038 6/6/2023	\$13,770.00	Provide labor, materials, and equipment to furnish and install revised numbering for specified interior room signage and exterior entrance signage at Main Building Annex 1 and Annex II
043 6/2/2023	\$9,196.00	Provide labor, materials, and equipment to expose, investigate and report on the observed water infiltration in the basement of the Main Building.

Subtotal: \$64,330.58

Dirksen Elementary School Annex and Reno / Construction Manager PS3021B – Paschen BOWA Joint Venture / Current Guaranteed Maximum Price (GMP) \$32,070,564.22

032 4/27/2023	\$359,860.40	Provide labor, materials, and equipment to accommodate a new turf field area installation, including but not limited to required infrastructure, excavation, landscaping, and turf field.
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Pershing West Building Upgrades and Tunnels / Construction Manager PS3072 – ALL Construction Group / Current Guaranteed Maximum Price (GMP): \$9,552,255.00.

001 5/25/2023	\$23,023.88	Provide labor, materials, and equipment to furnish and install cast-in-place concrete wall at existing CMU wall at west tunnel and furnish and install waterproofing at cast-in-place concrete wall.
002 5/5/2023	\$30,260.89	Electrical revisions to accommodate new electrical panel and associated conduit and wiring at the Carpenter's wood shop and removal and replacement of existing damaged ceiling and ceiling joists from link between West building and Carpenter's wood shop, including new light fixtures.
004 6/14/2023	\$13,111.56	Piping revisions to accommodate existing floor drain, duct bank and existing footings.

Subtotal \$66,396.33

Commissioner Randall asked if the turf field at Dirksen Elementary School is regulation size?

The Chief Development Officer responded that that field was not intended to be a practice field and the field allows for a safe play surface for the students with low maintenance.

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

The meeting was adjourned.