



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
NOVEMBER 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

The Administrative Operations Committee of the Public Building Commission of Chicago held a meeting on November 8, 2023, at 1:00 p.m. at the Richard J. Daley Center, 2nd floor Boardroom. The meeting was live streamed.

The following Committee members were present:

Chairman Jose Maldonado
Commissioner Arnold Randall

Also present:

Carina E. Sánchez
Ray Giderof
James Borkman
Lisa Giderof
Patricia Montenegro
Mary Pat Witry
Tanya Foucher-Weekley
Miguel Fernandez
Minnie Keys
Kim Smith
Jesse Rodriguez
Bryant Payne
Rudy Manning
Anne Fredd
Gabriela Herrera

The reading of the minutes of the October 6, 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.

The Director of Procurement reported on one task order award for Specialty Consultant Services for Environmental Renovation/Demolition Services to Specialty Consulting, Inc., MBE firm, in the amount of \$21,064.80 for the 7th District Police Station Project.

The Director of Procurement reported on the recommendation of the pre-qualification of firms to provide Specialty Consultant Services. In May 2023, the PBC issued a Request for Qualifications (RFQ) for Specialty Consulting Services for the following categories.

- a. Environmental Engineering Services
- b. Environmental Renovation / Demolition Services
- c. Geotechnical Services
- d. Surveyor Services
- e. Traffic Study Services
- f. Construction Material Testing and Inspection Services

After a review of the submissions, including evaluating the technical competence, key staff and personnel, proposed minority and women business enterprise participation as well as experience and other factors, the evaluation committee recommends the appointment of fifty (50) Specialty Consultants. The Director of Procurement introduced the Senior Procurement Officer Miguel Fernandez and thanked him for his work on this effort.

The Director of Procurement reported that previously the PBC had forty-one (41) active Specialty Consultant providers across the six specialty areas. With today's report that number has increased to fifty (50) firms. 52% of the firms are either Minority, Women or Minority and Women Business Enterprise firms. Fifty-six (56) firms submitted proposals in response to the RFQ. Below is the recommended list of pre-qualified Specialty Consultant firms.

a. Environmental Engineering Services

1. A3 Environmental, LLC (WBE)
 2. AECOM Technical Services, Inc.
 3. Carnow, Conibear & Assoc., Ltd. (MBE/WBE)
 4. ECS Midwest, LLC
 5. Environmental Design International, Inc. (MBE/WBE)
 6. GSG Consultants, Inc. (MBE)
 7. Specialty Consulting, Inc. (MBE)
 8. Terracon Consultants, Inc.
 9. V3 Companies, Ltd.
 10. Weaver Consultants Group North Central, LLC
 11. WSP USA Environment & Infrastructure, Inc.
- (NTE: \$2,000,000.00)

b. Environmental Renovation / Demolition Services

1. Accurate-SPC A Joint Venture – (MBE)
 2. Arcadis U.S. Inc.
 3. ATC Group Services, LLC d/b/a Atlas Technical
 4. Carnow, Conibear & Associates, Ltd (MBE/WBE)
 5. Environmental Design International, Inc. (MBE/WBE)
 6. GSG Consultants, Inc. (MBE)
 7. Specialty Consulting, Inc (MBE)
 8. TEM Environmental, Inc.
 9. Terracon Consultants, Inc.
 10. WSP USA Environment & Infrastructure, Inc.
- (NTE: \$1,500,000.00)

c. Geotechnical Services

1. AECOM Technical Services, Inc.
 2. ECS Midwest, LLC
 3. Geo Services, Inc. (MBE)
 4. GSG Consultants, Inc. (MBE)
 5. SEECO Consultants, Inc.
 6. Terracon Consultants Inc.
- (NTE: \$500,000.00)

d. Surveyor Services

1. American Surveying & Engineering, Ltd. (MBE)
 2. Dynasty Group, Inc. (MBE)
 3. Environmental Design International, Inc. (MBE/WBE)
 4. Gasperec Elberts Consulting, LLC (WBE)
 5. GSG Consultants, Inc. (MBE)
 6. Terra Engineering, Ltd. (WBE)
 7. Thomas Engineering Group, LLC
 8. V3 Companies Ltd.
 9. Weaver Consultants Group North Central, LLC
- (NTE: \$500,000.00)

e. Traffic Study Services

1. DAMA Consultants, Inc. (MBE)
2. DLZ Illinois, Inc.
3. Primera Engineering, Ltd. (WBE)
4. Rubinos & Mesa Engineers, Inc. (WBE)
5. Singh and Associates, Inc. (MBE/WBE)
6. TERRA Engineering, Ltd. (WBE)
7. Thomas Engineering Group, LLC
8. V3 Companies, Ltd.

(NTE: \$250,000.00)

f. Construction Material Testing and Inspection Services

1. ATC Group Services, LLC dba Atlas Technical Consultants, LLC
2. ECS Midwest, LLC
3. NASHnal Soil Testing, LLC (MBE)
4. Princeton Technical Services, Inc. (MBE)
5. SEECO Consultants, Inc.
6. Interra, Inc. (MBE)

(NTE \$2,500,000.00)

Once approved, the firms will be entered into a pool managed on a rotational basis and staff will continue to provide regular reports to the Board as task orders are written. The last contract for pre-qualified specialty consultants was issued in 2016. The Director of Procurement thanked the Development staff for their efforts on this procurement.

Commissioner Randall asked if interviews were conducted with each specialty consultant firm following responses to the RFQ and what percentage of firms are new to the PBC?

The Director of Procurement responded that individual interviews were not conducted. Firms were required to submit detailed information and the PBC procurement staff reached out individually to firms if additional information or clarifications were required. The Director of Procurement stated that of the previous forty-one (41) firms on the list, fourteen (14) firms did not re-submit, meaning approximately 60% of the firms have returned. There are nineteen (19) new firms on this list.

The Director of Procurement reported on a recommendation to appoint a firm to provide Property Management services for the Richard J. Daley Center.

The Director of Procurement reported that the five-year contract for Property Management services at the Richard J. Daley Center requires renewal. The current Property Manager for the Richard J. Daley Center is Transwestern Commercial Services Illinois, LLC, who acquired MB Real Estate earlier this year.

On August 2, 2023, the PBC issued a Request for Proposals (RFP) for Property Management Services for the Richard J. Daley Center. A Pre-Submission conference and site visit was held at the building. Submissions were received from Transwestern Commercial Services Illinois, LLC and Jones Lang LaSalle Americas, Inc. (JLL).

The proposals were evaluated on eight key factors and both firms were interviewed. Following the interviews, both respondents were tasked with providing information based on questions asked during the interview. Both respondents also provided updated cost proposal information based on the clarifying information.

After consideration, the evaluation committee recommends the appointment of Transwestern Commercial Services Illinois, LLC, to provide Property Management services at the Richard J. Daley Center. The recommendation is based on their overall team, excellent operations plan, commitment to exceed 70% Minority and Women Business Enterprise participation, and a highly competitive cost proposal.

Commissioner Randall asked what other government buildings are managed by Transwestern Commercial Services Illinois, LLC?

The Director of Procurement responded that the firm manages, 69 West Washington, a large portion of Millennium Park, and the Chicago Riverwalk among others.

The Director of Procurement reported on several amendment recommendations as follows.

An amendment to extend the term of the agreement for photographic documentation services for Munsterman Services, LLC d/b/a Multivista through December 31, 2024. The scope of services included in this amendment are an extension of the services included in the original agreement.

Amendments for program-wide Design Architect agreements for FGM Architects, Inc., Legat Architects, Inc. and SMNG-A, Ltd. through December 31, 2024. The scope of services included in this amendment are an extension of the services included in the original agreement. The task orders will be issued on a project-specific basis.

Amendments for Web-Based Labor & Minority Compliance Software for LCP Tracker & B2GNow. This amendment extends the term through December 31, 2024. The scope of services in this amendment are an extension of the services included in the original agreement.

Amendment for Audit Services for the PBC. This amendment exercises Deloitte & Touche's FY 2024 option year for Audit Services. The scope of services included in this amendment are an extension of the services included in the original agreement.

Amendments for Project Development Services to The Roderick Group, Inc., d/b/a/ Ardmore Roderick Rodriguez and Associates Joint Venture, MBE firm, Comprehensive Construction Consulting, MBE firm, and Cotter Consulting, WBE firm. The amendments exercise the Consultant's term extension options through December 31, 2025. The amount of the proposed Amendment is \$3,000,000. The scope of services included in the amendment are an extension of the services included in the original agreement.

Amendments for Job Order Contracting (JOC) to exercise the Option Year and extend the following agreements through December 31, 2024. Job Orders are issued on a project-specific basis. The estimated annual value of each contract remains unchanged.

JOC Tier 1 – Projects Equal to or less than \$300,000.

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| 1. ALFA Chicago, Inc. | MBE |
| 2. Anchor Mechanical, Inc. | |
| 3. Apex Construction Group, Inc. | |
| 4. Davila/OVC JV | MBE/WBE |
| 5. Montel Technologies, LLC | MBE |
| 6. Tiles In Style, LLC | MBE/WBE |

JOC Tier 2 – Projects Between \$300,000.01 and \$1,000,000

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| 1. BOWA Construction | MBE |
| 2. CCC Holdings, Inc. d/b/a Chicago Commercial Construction | |
| 3. Cardos Development & Associates LLC | |
| 4. Robe, Inc. | |
| 5. Structures Construction, LLP | |

JOC Tier 3 – Projects Greater than \$1,000,000.01

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| 1. The George Sollitt Construction Company | |
| 2. K.R. Miller Contractors, Inc. | |
| 3. McDonagh Demolition, Inc. | |
| 4. Old Veteran Construction, Inc. | MBE |
| 5. Paschen Ashlaur Joint Venture II | MBE - Ashlaur |
| 6. Tyler Lane Construction, Inc. | |
| 7. UJAMAA Construction, LLC | MBE |

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

The Director of Procurement provided the following statement thanking Carina Sánchez for her leadership.

Your leadership, commitment to the values of the agency, and your advocacy for communities throughout Chicago, Cook County, and where work is so special. As the Director of Procurement, I speak for the whole procurement team when I say it has been marvelous to have a leader who supports and champions our work. While not the most exciting work in government, procurement is a key component in fulfilling the PBC's mission of creating a beautiful built environment, which functions for all those it serves. You've not only delivered on that mission; you've done so in a way that delivered meaningful contributions to the communities and citizens we touch.

While at the PBC you have successfully directed a portfolio of over \$1.3B, which resulted in the hiring of over 19,000 construction workers earning over \$190M for their communities. What's more, those projects achieved 30% MBE participation and over 11% WBE participation. I believe that's the highest MBE & WBE participation over a 7-year period for this Agency's history. To sum it up, we, the Procurement team wanted you to know that you are respected as our leader, as a colleague, as a true friend and that we will miss you

terribly. Thank you, thank you for your leadership, for your courage, for your fierce advocacy for our communities, for your dedication to your staff and our Board of Commissioners, and for your boundless energy and enthusiasm for our success, we love you and look forward to what next for you.

The Executive Director thanked the Director of Procurement for the kind words.

The Chief Development Officer reported that there are no Change Orders to report and reported on one Field Order 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.

049	10/19/2023	\$11,253.00	Provide labor, materials, and equipment to relocate the railing at the north end of the chiller platform to the western edge of the chiller and extend platform framing.
052	11/1/2023	\$9,014.50	Remove and replace installed faucets at (8) SK-1 sinks.
058	10/26/2023	\$9,655.80	Furnish and install floor drain in Storage Room 300; furnish and install drain pan below sanitary and vent piping.

Belmont Cragin Elementary School/ General Contractor / C1599 Sollitt / Sachi JV / Original Contract Value: \$33,373,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$33,373,000.00.

056	11/2/2023	\$49,036.46	Provide labor, materials, and equipment to install a second expansion tank in mechanical room.
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The AO Committee accepted the report from the Chief Development Officer.

The meeting was adjourned.