

Public Building Commission of Chicago



Meeting Minutes

December 12, 2023

2:30 PM

Regular Meeting of the
Board of Commissioners of the
Public Building Commission of Chicago
In the Second Floor Board Room,
Richard J. Daley Center

Board of Commissioners

Brandon Johnson, Chairman

Samuel Wm. Sax

Toni Preckwinkle

Arnold Randall

Jose G. Maldonado, Jr.

David Todd Whittley

James F. Ellis, Jr.

Myetie H. Hamilton

Kari K. Steele

Jianan Shi

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS HELD IN THE SECOND FLOOR BOARD ROOM
RICHARD J. DALEY CENTER
ON DECEMBER 12, 2023 AT 2:30 P.M.**

The following Commissioners were present:

Mayor Brandon Johnson
James F. Ellis, Jr.
Myetie H. Hamilton
Jose G. Maldonado, Jr.
Arnold Randall
Kari K. Steele
Jianan Shi - 7

Attendees present were:

Ray Giderof, Acting Executive Director

J. Beatty	Ge. Johnson	K. Newman
J. Borkman	Gi. Johnson	B. Payne *
C. Conway	J. Joiner	M. Robinson
P. Doyle	L. Lypson	T. Foucher-Weekley
L. Giderof	R. Manning*	A. Wiggins
T. Ging	P. Montenegro	M. Witry
	L. Neal	B. Zator

***Remote Participation**

The meeting was called to order by Chairman Johnson, 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. The following persons had previously registered to provide comments under the guidelines established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011: Kenneth Newman, and Teresa Ging. Kenneth Newman provided comments regarding the Kenwood High School project listed on the agenda, the need for additional athletic facilities at various locations so that young people can develop their athletic abilities, and the use of advertisements to help pay for new construction projects. Teresa

Ging, the founder and CEO of Sugar Bliss, a woman owned business enterprise, provided comments regarding the need for public agencies to provide information and assistance to women-owned businesses in order to start, grow and stay in Chicago. She also commented on the need to reduce crime in Chicago, and the impact of the City's paid sick leave policy on small businesses.

Following the public comment period, Chairman Johnson presented to the Board for consideration of approval the minutes of the Regular Meeting of the Board of Commissioners held on November 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 November 14, 2023 board meeting were unanimously approved.

The next item on the agenda was consideration of approval of an Amendment to the Intergovernmental Agreement between the Public Building Commission and the City of Chicago Inspector General. Acting Executive Director Giderof advised the Commissioners that the Public Building Commission and the City of Chicago entered into an Intergovernmental Agreement on January 1, 2015 which provided that the City's Office of Inspector General will also serve as the Inspector General for the Public Building Commission. The goals of the Inspector General include promoting the integrity, effectiveness, efficiency and economy of the Public Building Commission's programs and contracts, and providing independent, fair and objective evaluations regarding the Commission's resources and operations. The Intergovernmental Agreement was previously amended on December 7, 2018 for a period of five (5) years. Acting Executive Director Giderof recommended that the Board of Commissioners approve a second amendment of the Intergovernmental Agreement through December 31, 2028; however, either the City of Chicago or the Public Building Commission may terminate the Agreement at any time upon

providing 30 days prior written notice to the other party. Upon motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8710

BE IT RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the second amendment to the Intergovernmental Agreement between the Public Building Commission and the City of Chicago Inspector General which provides that the City's Office of Inspector General will also serve as the Commission's Inspector General for the period commencing with the effective date through December 31, 2028, a copy of which is attached to the minutes of this meeting and incorporated herein by reference as **Exhibit "A"**.

Commissioners voting in the affirmative

Mayor Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Arnold Randall, Kari K. Steele and
Jianan Shi – 7

Commissioners voting in the negative:

None

The next item on the agenda was a report by the Acting Executive Director regarding regular reports, development status and other matters. He advised the Commissioners that, as a follow up to the discussion during the November 14, 2023 board meeting regarding the Commission's financial status and solvency, a comprehensive review was conducted of the agency's work during the past decade, current work and strategy going forward. He presented to the Commissioners a power point presentation entitled, "A Decade of Public Investment" which stated that 339 Projects were delivered by the Commission during the period 2012 through 2022 representing a \$2.4 billion investment across the City of Chicago. The projects included 260 renovations/facility improvements for a cost of over \$600 million, 36 new annex/additions, 21 new construction projects at a cost of over \$1 billion dollars. He stated that the projects demonstrated the Commission's ability to perform successfully on behalf of its clients, including

the Chicago Public Schools, the City of Chicago and other agencies represented on the Board of Commissioners. The presentation by Acting Executive Director Giderof included a chart depicting the Commission's 10 Year Work-in-Progress (WIP) by agency, which demonstrated that there were significant fluctuations in the WIP which correlated to major program-level undertakings during certain years based on available capital and improvement needs by client agency. There was also an analysis of Construction Workers and Trades Resources from 2012 through 2022, which demonstrated that the Commission's community hiring initiative resulted in almost 3,000 community hires who earned nearly \$37 million, and approximately 20,000 City of Chicago residents were hired. In addition, the Commission hired 49,218 workers (47,406 males and 1,812 females) who earned over \$425 million. Acting Executive Director Giderof noted that the hiring initiatives demonstrated the tangible impact that the Commission had on communities throughout the City of Chicago, and were equal to, if not above the national level.

Next, Acting Executive Director Giderof presented a slide entitled, "Where We Are Now-Where We are Going" which addressed the Commission's current work and strategy going forward. The presentation listed Current Procurement Construction Opportunities for the Q4 2023, which included: CDOT WPA Street Reconstruction (Fillmore Street), Central Hearing Facility Roof and MEP Upgrades, CIP Police Motor Maintenance Garage 4 Renovations and the 7th District Police Station Boiler Replacement. Anticipated construction procurement opportunities for Q1 2024 include the Sachs Clinic Renovation, the Roseland Neighborhood Health Center Renovation, and the Kenwood High School Link and Mechanical Project. Anticipated Q2 2024 projects include Morgan Shoal – GC Pre-qualification, West Side Learning Center Annex, and CDOT Neighborhood Alley Improvement Program at various locations.

Acting Executive Director Giderof expressed appreciation for the advice and communications that he received from various Commissioners following the last board meeting.

He stated that additional opportunities were identified for the Commission with the Department of Planning and Development, and that he recognized that it was a privilege for the Commission to work with other agencies. He indicated that the Commission's strategies going forward include better communications, comprehensive lessons learned, and providing services more efficiently and effectively. Other strategies included awareness, access and education. He also advised that there was a need to engage with assist agencies as advocates for the Commission, and that an Assist Agency Conference was being held on December 14, 2023 to provide information to the leadership of assist agencies regarding upcoming opportunities with the Public Building Commission.

In addition, the presentation included information regarding the Daley Center Property Manager, Transwestern, and its Diversity, Equity and Inclusion program. Information was provided regarding Transwestern's internal employee programs, national demographics (29% minority team members, 40% team members under 40, 67% female asset services market leaders with 25% POC), 41% female team members and 29% female leadership. The presentation also included Transwestern's MBE/WBE Vendor Open House held at the Daley Center on November 10, 2023 which featured vendor opportunities at other properties managed by Transwestern, such as: 69 W. Washington Street; 500 W. Madison Street; Maggie Daley Park; Millennium Park; 1 N. Dearborn; Chicago Riverwalk; 400 W. Superior; 181 W. Madison; 1 N. LaSalle; Civic Opera Building and 333 N. Dearborn. Finally, as requested during the November 14, 2023 board meeting, zip code information was provided for Transwestern's MBE/WBE Firms with contract values over \$100,000 for City of Chicago employees. The Acting Executive Director expressed appreciation for the information compiled by Transwestern for the presentation. He also noted that the Commission would continue its efforts to better serve the agencies that it supports.

At the conclusion of the presentation, Chairman Johnson expressed appreciation to the staff and noted that the effort to better understand the Commission's work in the past, present and future would be an on-going process.

The Acting Executive Director's report was accepted.

The final item on the agenda was consideration of approval of a Revised Undertaking Request from the Board of Education for the Kenwood High School Link and Mechanical Project located at 5015 South Blackstone Avenue. The Commissioners were advised that the original Undertaking amount of \$8,353,812 was approved by the Commission and the Board of Education at their August and September 2022 board meetings, respectively. Subsequently, additional TIF funding was identified, and the undertaking amount was amended to a revised Undertaking total of not-to-exceed \$13,950,000 in accordance with the amended funding. Following approval of the Revised Undertaking, the Public Building Commission will continue to work collaboratively with the Chicago Public Schools on the next phase of the Project, including but not limited to procurement, construction and close out. On motion duly made and seconded, the following Resolution was adopted:

RESOLUTION NO. 8711

BE IT HEREBY RESOLVED that the Board of Commissioners hereby approves the Revised Undertaking Request from the Board of Education for the Kenwood High School Link and Mechanical Project located at 5015 South Blackstone Avenue in the not-to-exceed amount of \$13,950,000.

BE IT FURTHER RESOLVED that the Acting 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:

Mayor Brandon Johnson, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,

Arnold Randall, Kari K. Steele and
Jianan Shi - 7

Commissioners voting in the negative:

None

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

Secretary

APPROVED:

Chairman

SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE PUBLIC BUILDING COMMISSION AND THE CITY OF CHICAGO PROVIDING THAT THE CITY'S OFFICE OF INSPECTOR GENERAL WILL ALSO SERVE AS THE COMMISSION'S INSPECTOR GENERAL

This Second Amendment to Intergovernmental Agreement, dated and effective as of _____, 2023, is made by and between the City of Chicago, an Illinois municipal corporation, having its principal office at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602 ("City"), and the Public Building Commission of Chicago ("PBC"), an Illinois municipal corporation, having its principal office located at the Richard J. Daley Center, Room 200, Chicago, Illinois 60602.

RECITAL

WHEREAS, the City and PBC have determined that it is necessary, desirable, and in the public interest to amend the intergovernmental agreement between PBC and the City dated January 1, 2015, as amended December 7, 2018 ("Agreement"), which provides that the City's Office of Inspector General ("OIG") will also serve as PBC's Inspector General, by extending the term of the Agreement for a period of five (5) years:

NOW, THEREFORE, the City, by and through its Mayor, and PBC, by and through the Chairman of its Audit Committee, in consideration of the mutual agreements contained in this Agreement, agree as follows:

1. **Recital.** The foregoing recital is incorporated herein by reference.
2. **Incorporation by Reference of Provisions in Intergovernmental Agreement Between the Parties Dated January 1, 2015.** With the exception of paragraph 13, headed "Term of Agreement," each provision in the Intergovernmental Agreement between the City and PBC dated January 1, 2015 (copy attached as Exhibit A), is hereby incorporated by reference.
3. **Term of Agreement.** The term of this Agreement shall be from its effective date through December 31, 2028, provided, however, that City or PBC may terminate the Agreement at any time upon providing 30 days prior notice to the other party.
4. **Administration of the Agreement.** PBC and OIG shall implement the protocols and procedures authorized by this Agreement in the manner described in the Memorandum of Understanding between those parties executed on January 13, 2015 (copy attached as Exhibit B).

IN WITNESS WHEREOF, the Parties hereto have executed or caused to be executed this Second Amendment to Intergovernmental Agreement between the Public Building Commission of Chicago and the City of Chicago providing that the City's Office of Inspector General will also serve as the Commission's Inspector General.

CITY OF CHICAGO

By: _____
Mayor Brandon Johnson

PUBLIC BUILDING COMMISSION OF CHICAGO

By: _____
David Todd Whittley
Chairman of the Audit Committee

**Approved as to form and legality for the
Public Building Commission of Chicago**

Neal & Leroy, LLC

By: _____

Name: _____

Title: _____