



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
JANUARY 4, 2024

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 January 4, 2024, 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:

Ray Giderof
James Borkman
Lisa Giderof
Patrice Doyle
Mary Pat Witry
Tanya Foucher-Weekley
Bryant Payne
Rudy Manning
Gabriela Herrera

The reading of the minutes of the November 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.

The Director of Procurement reported on two task order awards for Specialty Consultant Services for Environmental Engineering Services to Carnow, Conibear & Associates, Ltd., MBE/WBE firm, in the amount of \$28,098.00 for the Toman Branch Library Project and to AECOM Technical Services, Inc. in the amount of \$10,915.00 for the Salt Dome Replacement Facility (Grand Avenue).

The Director of Procurement reported on the recommendation of the Prequalification of General Contractors for License Classification Types A-E.

In 2016 the PBC prequalified firms to provide General Contractor services broken down by class. In August 2023, the PBC issued a Request for Qualifications (RFQ) for the Prequalification of General Contractors.

Each class is defined by the following not-to-exceed (NTE) project size limits:

Class A No Limit,
 Class B NTE\$10M,
 Class C NTE \$5M,
 Class D NTE \$2M,
 Class E NTE \$500K.

Working with PBC's Development team and other experts the PBC issued the RFQ to update the pool of General Contractors. On August 22, 2023, the PBC hosted a Pre-Submission Conference and Contractor Workshop, at the South Shore Cultural Center. There were eighty-one (81) attendees at the conference and of the firms attending, fifteen (15) firms submitted proposals.

A total of forty (40) submissions were received and reviewed for technical competence, past performance, key personnel, financial capacity, and commitment to utilize Minority and Women participation. Following review, staff recommends approval to prequalify all forty (40) firms as Class 'A-E' General Contractors.

Class A – 25 firms No Single Project Limit

1. All-Bry Construction Company
2. **All Construction Group (MBE)**
3. Berglund Construction
4. Blinderman Construction Company, Inc.
5. **BOWA Construction Group (MBE)**
6. Brandenburg Industrial Service Group
7. Broadway Electric, Inc.
8. Burling Builders, Inc.
9. Clark Construction Group
10. FH Paschen, SN Nielsen and Associations, LLC
11. Friedler Construction
12. **Gilbane Building Company**
13. GMA Construction Group (MBE)
14. Henry Bros. Co.
15. Hunt Construction Group, Inc.
16. James McHugh Construction Company
17. John Burns Construction Company
18. K.R. Miller Contractors, Inc.
19. Path Construction Company, Inc.
20. Powers and Sons Construction
21. The George Sollitt Construction Company
22. Turner Construction Company
23. Tyler Lane Construction, Inc.
24. UJAMAA Construction, Inc. (MBE)
25. Walsh Construction Company II, LLC

Class B – 3 firms \$10M Project Limit

1. Aldridge Electric, Inc.
2. **Cordos Development & Associates, LLC**
3. **Scale Construction, Inc. (M/WBE)**

Class C 4 firms - \$5M Project Limit

1. **John Keno & Company, Inc.**
2. **MG Mechanical Contracting, Inc.**
3. **Milhouse Construction, Inc. (MBE)**
4. **Reyes Group, Ltd. (MBE)**

Class D 3 firms - \$2M Project Limit

1. **Granite Construction Company**
2. **SMB Contracting Inc. (M/WBE)**
3. Unique Casework Installations, Inc. (M/WBE)

Class E 5 firms - \$500K Project Limit

1. **Jensen Window Corporation**
2. Keyboard Enterprise Development, Inc. (MBE)
3. **Omega III, LLC**
4. **Tiles In Style, LLC (M/WBE)**
5. **TORI Construction, LLC (WBE)**

The Director of Procurement indicated that the firms new to the pool are bolded in the report provided. The term for this Prequalification is through December 31, 2028.

The Director of Procurement reported on bids for Contract C1605 for the Works Progress Administration Street Reconstruction Project on West Fillmore Street and Contract C1606 for the CIP Central Hearing Facility Roof and MEP Upgrades Project located at 400 West Superior Street. The results will be reported at the upcoming Board meeting.

Commissioner Randall asked the location of the WPA Street Project on Fillmore. The Director of Procurement responded that the project is on West Fillmore at South Campbell and extends to the dead-end at the railroad tracks, approximately one-block long. Acting Director Giderof discussed that the PBC hopes to take on additional WPA Street Investment Projects on behalf of the Department of Transportation. The scope includes restoration of the street and improvements throughout the site.

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

The Acting Executive Director reported that there are no Field Orders 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.

067 12/07/2023 \$9,444.05 Provide labor, materials, and equipment for miscellaneous electrical revisions including furnish and install a hard-wired connection from the local GFCI duplex receptacle to the glycol device; convert two existing light fixtures to night lights at Mechanical Rooms and associated dedicated branch circuit.

Dett Elementary School Annex and Renovations/ General Contractor / C1604 K.R. Miller Contractors, Inc. / Original Contract Value: \$30,522,000.00 / Approved Change to Date: \$0.00 / Revised Contract Value: \$30,522,000.00.

003 12/07/2023 \$11,604.61 Provide labor, materials, and equipment to remove and replace discovered damaged existing galvanized plumbing lines with new copper piping.

The Acting Executive Director provided a recommendation on one Change Order as follows:

A Change Order in the total credit amount of (\$212,713.85) to deduct unused commission contingency and a credit for liquidated damages for the Wendell Phillips Academy High School Annex Project.

The AO Committee accepted the report from the Acting Executive Director.

The meeting was adjourned.