

# Public Building Commission of Chicago



## Meeting Minutes

March 12, 2024

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 Whittle

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 MARCH 12, 2024 AT 2:30 P.M.**

**The following Commissioners were present:**

Mayor Brandon Johnson  
Toni Preckwinkle  
Arnold Randall  
Jose G. Maldonado, Jr.  
Kari K. Steele  
David Todd Whittley - 6

**Attendees present were:**

Ray Giderof, Acting Executive Director

J. Beatty	N. Gray	B. Payne
J. Blair	G. Herrera	M. Robinson
G. Blakemore	J. Jackson	T. Foucher-Weekley
J. Borkman	Ge. Johnson	A. Wiggins
C. Coleman	J. Joiner	A. Williams
C. Conway	J. Koo	M. Witry
T. D	L. Lypson	M. Young-Bey
P. Doyle	R. Manning	N. Young-Bey
L. Giderof	P. Montenegro	B. Zator
B. Gray	K. Newman	

The meeting was called to order by Chairman Johnson, and the presence of a quorum was established. Thereupon, a public participation period was conducted pursuant to Section 2.06(g) of the Open Meetings Act. The Acting Executive Director summarized the guidelines for comments established by Resolution No. 7611 approved by the Board of Commissioners on January 11, 2011 and admonished the speakers that comments of a personal nature or that were disrespectful under the anti-harassment rules would not be tolerated. The following persons had previously registered to provide comments: George Blakemore and Kenneth Newman. George Blakemore provided comments regarding an incident during which he was allegedly attacked. Kenneth Newman provided comments regarding the need to provide young people with athletic

facilities and urged the Commission to become the lead agency with the Chicago Public Schools and the Chicago Park District in the development of athletic facilities in the vicinity of various public schools.

The next item on the agenda was consideration of approval of the minutes of the Regular Meeting of the Board of Commissioners held on January 9, 2024. The reading of said minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the January 9, 2024 board meeting were unanimously approved.

The next item on the agenda was a report from Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on March 6, 2024. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Director of Procurement reported on two (2) task order awards for Specialty Consultant Environmental Engineering Services and one award for Surveyor Services to previously appointed firms. He also reported on an Architect of Record recommendation for the Mayfair Branch Library Feasibility Study Project and on an upcoming bid opening.

The Acting Executive Director reported on enhanced agency communications and new partnerships. He also advised that there were no Field Orders above the reporting threshold and provided a recommendation to ratify a Change Order in the amount of \$135,469.22 for the Salt Dome Replacement Facility on Grand Avenue.

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

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

Following consideration of the AO Committee report and upon motion duly made and seconded, the following Resolution was adopted by the Board of Commissioners:

**RESOLUTION NO. 8716**

**BE IT RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves and ratifies the change order for the Project as indicated on the document entitled, "Proposed Change Order to the Administrative Operations Committee" and attached to the minutes of this meeting as **Exhibit "B"**.

**Commissioners voting in the affirmative:**

Brandon Johnson, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Kari K. Steele and David Todd Whittley – 6

**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. His report included an update of activities that had occurred since the last board meeting and he expressed appreciation to all who had provided guidance and support throughout the process. He advised the Commissioners regarding a community meeting that had been held on February 22, 2024 in collaboration with the Chicago Park District, Chicago Department of Transportation and the US Army Corps of Engineers to provide an update to the community regarding the Morgan Shoal Revetment Reconstruction Project. During the meeting, the status of the planning and design of the project was provided, and input was requested from community members. Questions regarding the project were answered verbally during the meeting and 56 written questions were collected. The next step in the process will be a follow up meeting on March 21, 2024, to provide a further update on the project, provide answers to questions raised during the meeting held on February 22, 2024 and the schedule for the project which was initiated through the Framework Plan by the Chicago Park District and the Chicago Department of Transportation 2014-2015.

Acting Executive Director Giderof also advised the Commissioners regarding a meeting held on February 8, 2024 with newly pre-qualified general contractors in Categories A through E to provide information on upcoming projects to be undertaken by the PBC, answer questions regarding PBC's procurement procedures and obtain input from the general contractors on ways for PBC to enhance its partnerships and outreach efforts. In addition, PBC scheduled a meeting

on March 21, 2024 with Assist Agencies to provide an update regarding PBC projects, answers to questions from the December 14, 2023 meeting with the Assist Agencies and additional questions regarding PBC's procurement. The goals of the meetings with the Assist Agencies include helping PBC's partners better assist small, minority and/or women-owned businesses and enhance PBC's overall outreach efforts. Acting Executive Director Giderof noted that quarterly meetings would be held with the pre-qualified general contractors and the Assist Agencies to promote PBC's commitment to community participation and enhance relationships with PBC's partners.

In addition, Acting Executive Director Giderof advised the Commission regarding continued Professional Development Training of PBC's staff. He reported that PBC staff attended a workshop conducted by OEMC, the Chicago Police Department and the Chicago Fire Department on the Safe Chicago Public Safety Program. PBC staff were trained regarding the use of bleeding control kits, CPR and automated defibrillators that were stationed at various locations in the Daley Center to promote safety. The Acting Executive Director also reported that PBC staff received environmental demolition and renovation training. He advised that nearly 50 training sessions had been conducted for PBC's staff in order to assist them in fulfilling their professional obligations. Acting Executive Director Giderof expressed appreciation for all that had assisted with PBC's professional development training.

Next, Acting Executive Director Giderof provided an update on PBC's financial status for 2024. As a follow up to his commitment to promoting efficiencies and enhanced communications with PBC's partners, it was noted that PBC's Work-in-Progress (WIP) had increased by over \$40 million with the corresponding effect on "closing the gap" between PBC budget and resources. He further reported that PBC had collaborated with CDOT on the development of the CDOT Neighborhood Alley Improvement Program and Collector Street

Concrete Flatwork Program. In addition, PBC in partnership with CDOT and the Chicago Department of Planning are in the process of developing the Logan Square Plazas project located in the vicinity of Kedzie, Logan, and Milwaukee Avenue to provide a multi-use open space area. He noted that PBC and its partners hosted a mandatory informational session with prospective firms to provide architectural and engineering services for the project. Acting Executive Director further reported on a Virtual Community Hiring session regarding CDOT's WPA Street Reconstruction Project (Fillmore) on February 27, 2024 and a Community Hiring Event regarding the project on March 12, 2024 at the Legler Regional Library. Finally, Acting Executive Director Giderof reported that PBC's procurement and compliance staff attended the City of Chicago's Construction Summit held on February 22, 2024 at Malcolm X College during which networking opportunities were provided to work with contractors on PBC projects and attendees were encouraged to sign up for PBC Alerts regarding upcoming PBC projects.

Following discussion, the Acting Executive Director's report was accepted.

The next item on the agenda was consideration of approval to award Contract C1602R for the Kenwood Academy High School Link and Mechanical Project located at 5015 S. Blackstone Avenue (the "Project"). Acting Executive Director Giderof advised the Commissioners that 25 Class A Pre-qualified general contractors were determined eligible to bid on the Project. Following an invitation to the eligible contractors, the Public Building Commission received sealed bids from the following two (2) firms:

Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8717**

**WHEREAS**, pursuant to bid solicitations from duly pre-qualified general construction firms, the Public Building Commission of Chicago received the following bids for Contract No. C1602R, Kenwood Academy High School Link and Mechanical Project located at 5015 S. Blackstone Avenue (the “Project”):

	<b><u>BASE BID</u></b>	<b><u>AWARD CRITERIA FIGURE</u></b>
F.H.Paschen, S.N. Nielsen & Associates	\$9,985,000.00	\$9,605,570.00
The George Sollitt Construction Company	\$10,544,848.00	\$10,449,944.37

**WHEREAS**, the bid of F.H. Paschen, S.N. Nielsen & Associates was the lowest responsible bid meeting the technical specifications received by the Commission for the furnishing and performance of the work; and

**WHEREAS**, as a part of its bid proposal, F.H. Paschen, S.N. Nielsen & Associates has advised the Commission that the surety on the performance and payment bond to be supplied in the form set forth in the contract documents will be Continental Casualty Company, corporate surety, authorized to do business under the laws of the State of Illinois; and

**WHEREAS**, the staff of the Commission has recommended that Contract No. C1602R be awarded to F.H. Paschen, S.N. Nielsen & Associates and that Continental Casualty Company, the proposed surety on the performance and payment bond, be accepted and approved by the Commission.

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners hereby awards to F.H. Paschen, S.N. Nielsen & Associates Contract No. C1602R for the Kenwood Academy Link and Mechanical Project located at 5015 S. Blackstone Avenue, pursuant to the terms thereof for the total contract price of \$9,985,000.00 and authorizes and directs the appropriate officers of the Public Building Commission of Chicago to take such action as may be required or advisable in order to consummate the award and to execute the contract.

**BE IT FURTHER RESOLVED** that the Public Building Commission of Chicago does hereby approve a payment and performance bond to be supplied in the form set forth in the contract documents comprising Contract No. C1602R, subject to the completion and delivery to the Commission of said form of bond by F.H. Paschen, S.N. Nielsen & Associates and Continental Casualty Company, as surety, in the principal amount of \$9,985,000.00 and the Chairman is hereby authorized and directed to signify approval by the Commission of the fully executed bond.

**Commissioners voting in the affirmative:**

Brandon Johnson, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Kari K. Steele and David Todd Whittley – 6

**Commissioners voting in the negative:**

None

The next item on the agenda was consideration of approval to appoint a firm to provide Architect of Record services for the Mayfair Branch Library Feasibility Study Project located at 4400 West Lawrence Avenue. Acting Executive Director Giderof advised the Commissioners that the PBC, in consultation with the Chicago Public Library (CPL) and the Department of Fleet and Facility Management (2FM), had consulted the PBC's Letters of Interest and Qualifications database (LIQ) to identify experienced architectural firms with relevant experience in conducting feasibility studies. PBC invited twenty-four (24) firms to participate in a virtual informational session, of which eleven (11) firms submitted qualifications for the Project. All the submissions were either MBE, WBE or M/WBE firms. An evaluation committee comprised of representatives of PBC, CPL and 2FM reviewed and assessed the submissions based on commitment to schedule and budget, relevant experience, qualifications, and experience of key personnel, and demonstrated commitment to MBE/WBE participation. Interviews were conducted and final presentations were assessed for four (4) firms based on project approach, commitment of resources, project team and MBE/WBE plan. By consensus, it was the recommendation of the evaluation committee to appoint KOO LLC, a certified MBE/WBE firm, to conduct the feasibility study under its existing Task Order Based Master Agreement. Upon motion duly made and seconded, the following resolution was adopted:



**RESOLUTION NO. 8718**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby appoints KOO LLC to perform a Feasibility Study for the Mayfair Branch Library located at 4400 West Lawrence Avenue pursuant to its existing Task Order based Master Agreement with the Public Building Commission (PS3046).

**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 actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Brandon Johnson, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Kari K. Steele and David Todd Whittley – 6

**Commissioners voting in the negative:**

None

The final item on the agenda was consideration of approval of a Revised Undertaking Request from City Colleges of Chicago (CCC) for the West Side Learning Center Annex and Renovation Project located at 4624 West Madison Street. Acting Executive Director Giderof advised the Commissioners that the original Undertaking amount of \$9,500,000 was approved in June 2023. Subsequently, the total estimated project cost was updated to \$15,000,000 based on revised and expanded scope, including renovations to the existing facility. The Project will proceed under the 2023 Master Intergovernmental Agreement (IGA) between PBC and CCC, with the cost identified on Exhibit A-1 of the IGA revised to \$15,000,000. Upon motion duly made and seconded, the following resolution was adopted:

**RESOLUTION NO. 8719**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of the Public Building Commission hereby approves a Revised Undertaking Request from the City of Chicago for the West Side Learning Center Annex and Renovation Project located at 4624 West Madison Street in the amount of \$15,000,000.

**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 actions and, upon approval by Legal Counsel as to form and legality, execute such documents as may be necessary in order to effectuate this Resolution.

**Commissioners voting in the affirmative:**

Brandon Johnson, Jose G. Maldonado, Jr.,  
Toni Preckwinkle, Arnold Randall,  
Kari K. Steele and David Todd Whittley – 6

**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



March 12, 2024

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO  
BOARD OF COMMISSIONERS

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

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

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

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**

BOARD OF COMMISSIONERS

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Mayor  
City of Chicago

SAMUEL Wm. SAX  
Chairman  
Financial Relations, Inc.

TONI PRECKWINKLE  
President  
Cook County Board of Commissioners

Treasurer  
ARNOLD RANDALL  
General Superintendent  
Forest Preserves of Cook County

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

DAVID TODD WHITTLEY  
Bishop  
Corinthian Temple Church of God in  
Christ

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

MYETIE H. HAMILTON  
President  
Chicago Park District

KARI K. STEELE  
President  
Metropolitan Water Reclamation  
District of Greater Chicago

JIANAN SHI  
President  
Chicago Board of Education

RAY GIDEROF  
Acting Executive Director  
Public Building Commission

MARY PAT WITRY  
Secretary

JESSICA HIGGINS  
Assistant Secretary

TANYA FOUCHER-WEEKLEY  
Assistant Treasurer



# 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

## March 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
2	Environmental Engineering Services	\$ 54,638.40
1	Surveyor Services	\$ 5,500.00
		<b>\$ 60,138.40</b>

## Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Beaubien Woods Boat Launch Restrooms and Utilities	Environmental Engineering	Consulting	Environmental Design International, Inc.	MBE/WBE	\$ 25,292.40
Lee Animal Care & Control	Surveyor	Consulting	Weaver Consulting Group North Central, LLC		\$ 5,500.00
West Side Learning Center Community Center and Renovations	Environmental Engineering	Consulting	GSG Consultants, Inc.	MBE	\$ 29,346.00



EXHIBIT A.

February 14, 2024

Via E-Mail: [lsawyer@envdesigni.com](mailto:lsawyer@envdesigni.com)  
[gflentge@envdesigni.com](mailto:gflentge@envdesigni.com)

Richard J. Daley Center  
50 West Washington Street  
Room 200  
Chicago, Illinois 60602  
(312) 744-3090  
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[www.pbcchicago.com](http://www.pbcchicago.com)

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Acting Executive Director  
RAY GIDEROF

Leslie J. Sawyer  
Gary Flentge  
Environmental Design International, Inc.  
33 West Monroe Street, Suite 1825  
Chicago, IL 60603

**RE: Contract / Task Order**  
**Number:** 15040-PS2060E-001  
**Project Number and Name:** 15040 Beaubien Woods Boat Launch  
Restrooms and Utilities  
**Services:** Environmental Engineering  
**User Agency:** Forest Preserve District of Cook County

**Dear Contractor/Vendor:**


This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2060E for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Environmental Design International, Inc. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Environmental Design International, Inc.'s revised Task Order proposal, dated February 7, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$21,077.00 Not-To-Exceed Fee for Environmental Engineering Services as described in Attachment B – Schedule of Cost

\$4,215.40 Not-To-Exceed Contingency 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 **\$25,292.40** for Environmental Engineering 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

02/14/2024  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
James L. Borkman  
Director of Procurement

02/14/2024  
\_\_\_\_\_  
Date



## Recommendation of Award - Environmental Engineering Services

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

Date: February 9, 2024

To: James Borkman  
Director of Procurement

From: Kerl LaJeune  
Director of Planning and Design

Distribution: Miguel Fernandez  
15040-03-04-04-01

Subject: Recommendation of Award  
**Beaubien Woods Boat Launch Restroom and Utilities**  
**Environmental Design International, Inc.**  
Environmental Engineering Scope of Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **Environmental Design International, Inc.** who has been pre-qualified to provide Environmental Engineering Services as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- (I) Phase I Potentially Impacted Property Evaluation;
- (II) Phase II ESA Scope of Work;
- (III) Site Specific Health & Safety Plan;
- (IV) Phase II Environmental Site Assessment;
- (V) and Soil Management Cost Estimate.

On February 7, 2024, **Environmental Design International, Inc.** submitted a proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$21,077.00, to complete the scope of work and \$4,215.40 in contingency costs, for a total proposed amount of \$25,292.40.

Based on the review, we recommend that **Environmental Design International, Inc.** 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.

**Environmental Design International, Inc.** should be assigned a Task Order, in the not-to-exceed amount of **\$21,077.00, with \$4,215.40 in contingency, for a total of \$25,292.40.**

**End of Memorandum**



February 2, 2024

Via E-Mail: [mbytner@wcgrp.com](mailto:mbytner@wcgrp.com)

Richard J. Daley Center  
50 West Washington Street  
Room 200  
Chicago, Illinois 60602  
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Fax: (312) 744-8005  
[www.pbcchicago.com](http://www.pbcchicago.com)

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Acting Executive Director  
RAY GIDEROF

Mike Bytner  
Weaver Consultants Group North Central, LLC  
35 East Wacker Drive, Suite 1250  
Chicago, IL 60601

**RE: Contract / Task Order**  
**Number:** 04042-PS2063G-002  
**Project Number and Name:** 04042 Lee Animal Care & Control  
**Services:** Surveyor  
**User Agency:** Department of Fleet and Facility Management

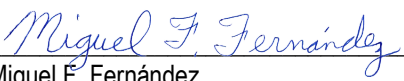
**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2063G for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Weaver Consultants Group North Central, LLC. The Contract is incorporated herein by reference.

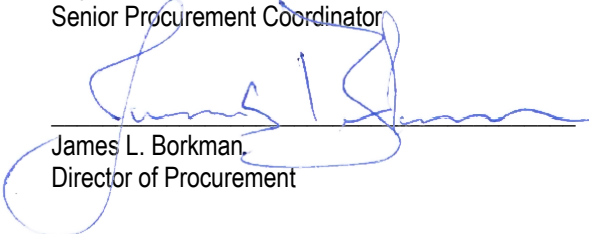
This Task Order acknowledges the Commission's acceptance of Weaver Consultants Group North Central, LLC's revised Task Order proposal, dated November 3, 2022. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$5,500.00 Lump Sum Fee for Additional Surveyor Services – To include the east portion of the property for permitting.

The value of this Task Order is a lump sum fee of \$5,500.00 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

02/02/2024  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
James L. Borkman  
Director of Procurement

02/02/2024  
\_\_\_\_\_  
Date



## Recommendation of Award

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

---

**Date:** February 1, 2024

**To:** James Borkman  
Director of Procurement

**From:** Brandon McNair  
Project Manager – Lee Animal Care & Control

**Distribution:** Miguel Fernandez  
05185-03-04-07-01

**Attachment:** Weaver Consultants Cost Proposal dated November 3, 2022

**Subject:** Recommendation of Award – Task Order #2  
**Weaver Consultants**  
Lee Animal Care & Control  
2741 S. Western Ave. Chicago, IL

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On November 1, 2022, PBC requested a proposal from Weaver Consultants, to perform Surveying services at Lee Animal Care & Control, located at 2741 S. Western Ave. Weaver Consultants submitted a proposal, dated November 3, 2022, in the lump sum amount of \$5,500.00, to complete the scope of work.

Based on a review of the proposal, it is recommended that Weaver Consultants, be selected to complete the work, based on the following:

- Weaver Consultants previously worked on the Lee Animal Care & Control Improvements project.
- Weaver Consultants previously completed similar work on PBC projects.
- Weaver Consultants is committed to comply with PBC's MBE/WBE goals.
- Weaver Consultants provided a clear understanding of the project requirements; and
- Weaver Consultants provided fair and reasonable pricing.

Weaver Consultants should be provided a task order, in the lump sum amount of **\$5,500.00** for this work.

End of Memorandum





EXHIBIT A.

February 23, 2024

VIA EMAIL: [asassila@gsg-consultants.com](mailto:asassila@gsg-consultants.com)

Ala Sassila  
GSG Consultants, Inc.  
855 West Adams Street, Suite 200  
Chicago, IL 60607

Richard J. Daley Center  
50 West Washington Street  
Room 200  
Chicago, Illinois 60602  
(312) 744-3090  
Fax: (312) 744-8005  
[www.pbcchicago.com](http://www.pbcchicago.com)

Chairman  
BRANDON JOHNSON  
Mayor  
City of Chicago

Acting Executive Director  
RAY GIDEROF

**RE: Contract / Task Order**  
**Number:** 03720-PS2060F-001  
**Project Number and Name:** 03720 West Side Learning Center Community Center and Renovations  
**Services:** Environmental Engineering  
**User Agency:** The Board of Trustees of Community College District No. 508

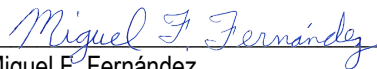
**Dear Contractor/Vendor:**

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2060F for Environmental Engineering Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and GSG Consultants, Inc. The Contract is incorporated herein by reference.

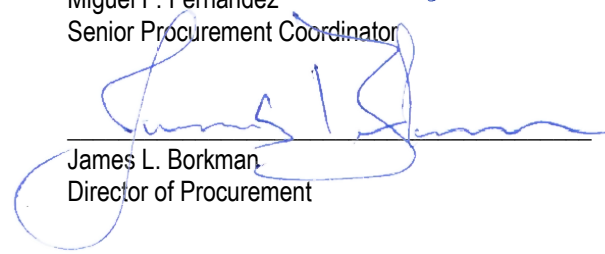
This Task Order acknowledges the Commission's acceptance of GSG Consultants, Inc.'s Task Order proposal, dated December 20, 2023. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

- \$24,455.00 Not-To-Exceed Fee for Environmental Engineering Services as described in Attachment B – Schedule of Cost
- \$4,891.00 Not-To-Exceed Contingency 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 **\$29,346.00** for Environmental Engineering 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

02/23/2024  
Date

  
\_\_\_\_\_  
James L. Borkman  
Director of Procurement

02/26/2024  
Date



## Recommendation of Award - Environmental Engineering Services

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

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Date: February 14, 2024

To: James Borkman  
Director of Procurement

From: Kerl LaJeune  
Director of Planning and Design

Distribution: Miguel Fernandez  
03720-03-04-04-01

Subject: Recommendation of Award  
**MX West Side Learning Center Addition and Renovations**  
**GSG Consultants, Inc.**  
Environmental Engineering Scope of Services

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The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to **GSG Consultants, Inc.** who has been pre-qualified to provide Environmental Engineering Services as required at the above-named Project. We have reviewed the proposal submitted to perform the following environmental services:

- (I) Phase I Potentially Impacted Property Evaluation;
- (II) Phase II ESA Scope of Work;
- (III) Site Specific Health & Safety Plan;
- (IV) Phase II Environmental Site Assessment;
- (V) and Soil Management Cost Estimate.

On December 20, 2023, **GSG Consultants, Inc.** submitted a proposal including an Attachment Fee Schedule of hourly Rates for varying job titles which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$24,455.00, to complete the scope of work and \$4,891.00 in contingency costs, for a total proposed amount of \$29,346.00.

Based on the review, we recommend that **GSG Consultants, Inc.** 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.

**GSG Consultants, Inc.** should be assigned a Task Order, in the not-to-exceed amount of **\$24,455.00, with \$4,891.00 in contingency, for a total of \$29,346.00.**

**End of Memorandum**

**PUBLIC BUILDING COMMISSION OF CHICAGO**  
**BOARD MEETING – MARCH 12, 2024**  
**CHANGE ORDER REPORT**

EXHIBIT B.  
**PUBLIC BUILDING COMMISSION**  
**SUMMARY REPORT OF CHANGE ORDERS\***  
**FOR PBC BOARD MEETING**  
**March 12, 2024**

A	B	C	D	E	F = (D+E)	G	H=(F+G)	I=(E+G/D)
PROJECT	CONTRACT	CONTRACTOR	ORIGINAL CONTRACT VALUE	PREVIOUSLY APPROVED BOARD CHANGES	CURRENT CONTRACT VALUE <small>(Including Previously Approved Changes)</small>	REPORTED CHANGE ORDERS*	ADJUSTED CONTRACT VALUE <small>(Including Approved Current Proposed Change Orders)</small>	APPROVED BOARD CHANGES % <small>(of Original Contract)</small>
Salt Dome Replacement Facility (Grand Avenue) 2555 West Grand Avenue Project Manager: Mark Lindstrom	C1598	The George Sollitt Construction Company	\$8,338,814.00	\$1,048,015.84	\$9,386,829.84	\$135,469.22	\$9,522,299.06	14.19%

**PUBLIC BUILDING COMMISSION OF CHICAGO**

CHANGE ORDER

Salt Dome Replacement Facility (Grand Avenue)

2555 West Grand Avenue

January 23, 2024\*

**The George Sollitt Construction Company**  
**185 Hansen Court**  
**Wood Dale, IL 60191**

CHNG	BULL	<b>CONTRACT NUMBER C1598</b>	
ORDR	NUM	ORIGINAL CONTRACT PRICE	\$8,338,814.00
NUM		APPROVED CHANGE ORDERS	\$1,048,015.84
<b>ADJUSTED CONTRACT PRICE TO DATE</b>			<b>\$9,386,829.84</b>
006	1598-020	Work associated with revisions at embankment and excavation and concrete work at ring road and dome entrance. Differing Site Conditions.	\$137,759.78
006	1598-021	Unused Commission's Contract Contingency Other.	(\$2,290.56)
TOTAL CHANGE ADDITION			\$135,469.22
<b>ADJUSTED CONTRACT PRICE AFTER APPROVAL</b>			<b>\$9,522,299.06</b>


All interested parties are hereby notified that the Change Order listed above shall apply to Contract No. C1598 heretofore issued by the Public Building Commission.

All parties shall apply the change as indicated above.

Resolution Number \_\_\_\_\_

\*Ratified at Next PBC Board Meeting

Changes as specified above authorized for the Public Building Commission of Chicago by:

  
 \_\_\_\_\_  
 Reviewed By

  
 \_\_\_\_\_  
 Executive Director