

Public Building Commission of Chicago



Meeting Minutes

April 8, 2024

2:00 PM

**Rescheduled 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 RESCHEDULED MEETING OF THE
BOARD OF COMMISSIONERS HELD IN THE SECOND FLOOR BOARD ROOM
RICHARD J. DALEY CENTER
ON APRIL 8, 2024 AT 2:00 P.M.**

The following Commissioners were present:

Samuel Wm. Sax, Acting Chair
James F. Ellis, Jr.
Myetie H. Hamilton
Jose G. Maldonado, Jr.
Arnold Randall
Kari K. Steele - 6

Attendees present were:

Ray Giderof, Acting Executive Director

J. Beatty	J. Jackson	P. Montenegro
G. Blakemore	G. Johnson	K. Newman
J. Borkman	J. Joiner	B. Payne*
S. Dorfman	S. Kressaty	T. Foucher-Weekley
P. Doyle	Z. Leigh	A. Wiggins
L. Giderof	L. Lypson	M. Witry
G. Herrera	R. Manning*	M. Young-Bey

*Remote Participation

The meeting was called to order by Commissioner Sax as Acting Chair on a motion by Commissioner Randall that was seconded by Commissioner Ellis and approved by the members of the Board of Commissioners. The roll was then called by Acting Executive Director Giderof 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 during the public participation period: Jessica Jackson; Zoe Leigh; George Blakemore; and Kenneth Newman. Jessica Jackson provided comments regarding real estate that was allegedly owned by her mother and involved in legal proceedings in probate court and federal court. Zoe Leigh provided comments regarding real estate allegedly owned by her family that was involved in a demolition proceeding. George Blakemore provided comments regarding a traumatic incident that allegedly occurred to him, racism, and the need for representation of Black people. Kenneth Newman provided comments regarding the need for additional athletic facilities at various locations for use by students at the Chicago Public Schools and the City Colleges of Chicago.

The next item on the agenda was consideration of approval of the minutes of the Regular Meeting of the Board of Commissioners held on March 12, 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 March 12, 2024 board meeting were unanimously approved.

The next item on the agenda was a report by Commissioner Maldonado regarding the Administrative Operations (AO) Committee meeting held on April 3, 2024. Commissioner Maldonado's report regarding the AO Committee meeting is summarized as follows:

The Director of Procurement reported on one (1) task order award for Specialty Consultant Surveying Services to previously appointed firms. He also reported on the status of an Architect of Record recommendation for the Logan Square Plazas Project.

The Acting Executive Director reported on procurement, compliance, and community outreach opportunities. He also reported that there were no Field Orders above the reporting threshold.

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"**.

Next, the Commissioners were presented with consideration of approval to appoint a firm to perform Architect of Record services for the Logan Square Plazas Project located at 2550 North Milwaukee Avenue and 3127 West Logan Boulevard. Acting Executive Director Giderof advised the Commissioners that the PBC, in consultation with the Chicago Department of Transportation (CDOT) and the Department of Planning and Development (DPD), reviewed the PBC's LIQ Database and invited forty-eight (48) firms with experience in designing urban public plazas to a virtual session which was attended by twenty-seven (27) firms. Thereafter, an Evaluation Committee comprised of representatives from DPD, CDOT and PBC reviewed the fourteen (14) submissions that were received and selected five (5) firms to attend follow-up interviews. Following its review of presentations addressing each firm's project approach, commitment of resources, project team and MBE/WBE plan, the Evaluation Committee recommended that the Commission appoint the team of Hitchcock Design Group as Architect of Record for the Project. On inquiry from Commissioner Sax, the Acting Executive Director advised the Commissioners that Hitchcock Design Group had completed several projects on behalf of the PBC as well as other agencies including CDOT, the Chicago Park District, City Colleges, and the Chicago Public Schools. Upon motion duly made and seconded, the following resolution was approved:

RESOLUTION NO. 8720

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby appoints the team of Hitchcock Design Group to perform Architect of Record services for the Logan Square Plazas Project located at 2550 North Milwaukee Avenue and 3127 West Logan Boulevard pursuant to a Task Order based Master Architect of Record Agreement with the Public Building Commission in an amount not to exceed \$10,000,000.

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:

Samuel Wm. Sax, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Arnold Randall and Kari K. Steele – 6

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of an Undertaking Request from the City Colleges of Chicago (CCC) for the School of Nursing Expansion Project at Kennedy King College located at 6301 South Halsted Street. Acting Executive Director Giderof advised the Commissioners that the anticipated scope of the Project would include renovations of a portion of the existing library to create nursing laboratories, classrooms and accompanying student learning and experimenting spaces. The funding amount for the Project has been identified by City Colleges as \$10,000,000, which was approved at the April 4, 2024 meeting of the CCC. The Project will proceed as an “Additional Project” under the 2023 Master Intergovernmental Agreement (IGA) between PBC and CCC. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8721

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Undertaking Request from the City Colleges of Chicago for the School of Nursing Expansion Project at Kennedy King College located at 6301 South Halsted Street in the amount of \$10,000,000.

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:

Samuel Wm. Sax, James F. Ellis, Jr.,
 Myetie H. Hamilton, Jose G. Maldonado, Jr.,
 Arnold Randall and Kari K. Steele – 6

Commissioners voting in the negative:

None

The next item on the agenda was consideration of approval of a Formulation Request from the City Colleges of Chicago (CCC) for the Malcolm X College Learning Center located in Washington Park in the Third (3rd) Ward in the vicinity of East Garfield Boulevard (55th Street) and King Drive. The Acting Executive Director advised the Commissioners that the Project would include the development of laboratories, class rooms and administrative space to support the south side expansion of Malcolm X's health programs. The funding amount for the Formulation of the project has been identified by City Colleges as \$2,000,000, and it is anticipated that the total Project Budget will be \$40,000,000. The funding amount for PBC's formulation services was approved at the April 4, 2024 meeting of the CCC. The Project will proceed as an "Additional Project" under the 2023 Master Intergovernmental Agreement (IGA) between PBC and CCC. Upon motion duly made and seconded, the following resolution was adopted:

RESOLUTION NO. 8722

BE IT HEREBY RESOLVED that the Board of Commissioners of the Public Building Commission hereby approves the Formulation Request from the City Colleges of Chicago for the Malcolm X College Learning Center (Washington Park) in the amount of \$2,000,000.

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:

Samuel Wm. Sax, James F. Ellis, Jr.,
Myetie H. Hamilton, Jose G. Maldonado, Jr.,
Arnold Randall and Kari K. Steele – 6

Commissioners voting in the negative:

None

Finally, a report was provided by the Acting Executive Director regarding regular reports, development status and other matters (Item A5). His report to the Commissioners included an update on the West Side Learning Center Annex and Renovation Project. Acting Executive Director Giderof advised the Commissioners that on March 20, 2024, PBC issued a Request for Proposals (RFP) to perform construction manager at risk services for the Project. On April 2, 2024, PBC held a Pre-Submission Conference and site visit for the RFP at the West Side Learning Center located at 4624 West Madison. The conference was well attended by prospective construction managers as well as vendors, suppliers, subcontractors and two (2) students from Dawson Technical Institute, along with their dean and school administrators. He noted that the requirements for the construction manager at risk submission was to sponsor into the Union two (2) students at a minimum from Dawson Technical Institute within thirty (30) days from the issuance of the Notice to Proceed and provide a pathway to work including union cards and participation in training programs from the beginning through completion of the project. During the discussion that ensued there were comments among the Acting Executive Director and the Commissioners regarding the importance of Dawson Technical Institute and the impact that it has had upon families and the community. Acting Executive Director Giderof

expressed appreciation to Commissioner Maldonado and Commissioner Randall regarding their input on the process during the Administrative Operations (AO) Committee meeting. Submissions by prospective construction manager at risk firms for the West Side Learning Center are due on April 18, 2024.

The Acting Executive Director advised that the PBC is planning to conduct an outreach conference with our Pre-qualified General Contractors, JOC Contractors, Assist Agencies, and students from Dawson Technical Institute on either May 2nd or May 7th at one of the City Colleges facilities.

Next, Acting Executive Director Giderof advised the Commissioners regarding the second of four community meetings regarding the Morgan Shoal Revetment Reconstruction Project held on March 21, 2024 at Kennicott Park, to provide an update regarding the prior meeting held on February 22, 2024. The meetings were convened by PBC in partnership with the Chicago Park District, the Chicago Department of Transportation, and the U.S. Army Corps of Engineers and attended by Commissioner Preckwinkle and Commissioner Randall as well as aldermen from the Fourth (4th) and Fifth (5th) Wards. The Acting Executive Director noted the importance of community engagement and transparency during the meetings as well as awareness of all project activities including the permitting process, which is anticipated to begin on April 1, 2024, and occur over a twelve (12) month period. The Acting Executive Director committed to holding additional meetings with community groups and the co-sponsors on April 25, 2024, with a fourth meeting to follow to maintain community awareness. Also, PBC advised during the community meeting that PBC will post all the information regarding the project on its website. Commissioner Randall complimented the PBC Team for its participation and preparation for the Morgan Shoal meetings. Commissioner Sax mentioned that the PBC was involved with the 31st Street Harbor Project. Commissioner Maldonado offered to meet with the

students at Dawson Tech. Commissioner Ellis also mentioned his partnership and the great work done at Dawson Tech.

Next, the Acting Executive Director advised the Commissioners regarding a conference hosted by PBC with its Assist Agencies on March 21, 2024, to provide an update regarding input received during the December 14, 2023, meeting with Assist Agencies and answer additional questions regarding the PBC and its procurement procedures. The conference served as an opportunity to support the agencies in providing assistance to minority-owned business and woman-owned businesses as well as obtain feedback from the agencies and their members regarding challenges and improvements in working with the PBC and its staff. These Assist Agency Conferences will be held regularly. He reported that the PBC has scheduled a meeting with the membership of the Federation of Women Contractors on May 23, 2024, and that the PBC would continue to convene on-going meetings with the Assist Agencies and their members on a regular basis as a means of reinforcing partnerships and promoting opportunities and equity.

Next, the Acting Executive Director advised the Commissioners that the Public Building Commission was selected as one of the four (4) finalists to receive a 2024 Merit Award in the Commercial Construction Category (under \$50 million) by the Chicago Building Congress for the Joint Public Safety Training Campus Phase 1A Outlot Restaurant Area Project. He noted that the project was led by Bowa Construction, an MBE firm, as the Design Builder with the assistance of the architect, FGM Architects. It was noted by the Acting Executive Director that the Design Builder provided invaluable leadership for the Project and worked successfully with a minority-owned tenant and other community stakeholders to create the innovative community investment. A detailed description of the Project and its impact on the west side of Chicago was also provided to the Commissioners by the Acting Executive Director.

Finally, the Acting Executive Director provided an update to the Commissioners regarding PBC Staff Engagement, including professional development and support of its staff. He noted that an Employee Appreciation Day was held for the PBC staff and commended the PBC Director of Human Resources, Genise Johnson, and her staff for their efforts in organizing the event.

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

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

Secretary

APPROVED:

Chairman



April 8, 2024

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

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

BOARD OF COMMISSIONERS

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

SAMUEL Wm. SAX
Chairman
Financial Relations, Inc.

TONI PRECKWINKLE
President
Cook County Board of Commissioners

Treasurer
ARNOLD RANDALL
Executive Director
Gaylord and Dorothy Donnelley
Foundation

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

In 2015, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: 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



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

April 2024

Number of Task Orders	Type of Service	Total Dollar for type of Service
1	Surveyor Services	\$ 14,240.00
		\$ 14,240.00

Task Orders

Project	Service	Process	Contractor	MBE/WBE	Total Dollar
Chicago Public Safety Headquarters	Surveyor	Consulting	Landmark Engineering, LLC		\$ 14,240.00



Exhibit A.

March 22, 2024

Via E-Mail: mlandstrom@landmark80.com

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

Chairman
BRANDON JOHNSON
Mayor
City of Chicago

Acting Executive Director
RAY GIDEROF

Mark Landstrom
Landmark Engineering, LLC
7808 W. 103rd Street
Palos Hills, IL 60465

RE: Contract / Task Order
Number: 09105-PS2063D-002
Project Number and Name: 09105 Chicago Public Safety Headquarters
Services: Surveyor
User Agency: Department of Fleet and Facility Management

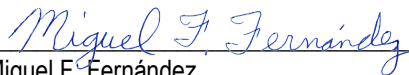
Dear Contractor/Vendor:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of Contract PS2063D for Surveyor Services (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), and Landmark Engineering, LLC. The Contract is incorporated herein by reference.

This Task Order acknowledges the Commission's acceptance of Landmark Engineering, LLC's Task Order proposal, dated March 5, 2024. This Task Order's Scope of Service(s) is attached hereto, is incorporated herein by reference, and includes the following:

\$14,240.00 Additional Surveyor Services – Provide topographic surveying for the full site.

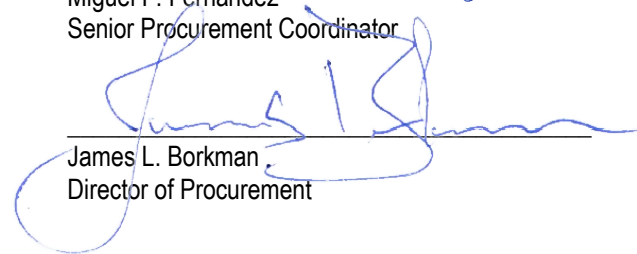
The value of this Task Order is a not-to-exceed fee of **\$14,240.00** for Surveyor Services as described above. The Project Manager will be issuing a Notice to Proceed. All terms and compensation are as per the Contract except as specifically modified herein.



Miguel F. Fernández
Senior Procurement Coordinator

03/22/24

Date



James L. Borkman
Director of Procurement

03/22/2024

Date



Recommendation of Award - Land Survey

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

Date: March 13, 2024
To: James Borkman
Director of Procurement
From: Jose Barajas
Project Manager
Distribution: Miguel Fernandez
09105-03-04-05-01
Subject: Recommendation of Award
Chicago Public Safety Headquarters
Landmark Engineering, LLC
ALTA / ACSM Land Title Survey Services

The Public Building Commission of Chicago (PBC) issued a Request for Proposal (RFP) to Landmark Engineering, LLC who has been pre-qualified to provide an ALTA / ACSM Land Title Survey plus additional survey scope per the SOW as required at the above named Project. We have reviewed the proposal submitted to perform the following environmental services:

On March 5, 2024, Landmark Engineering, LLC submitted a proposal which has been approved by PBC. The amount for this contract is being issued as a not-to-exceed amount of \$14,240.00, to complete the scope of work.

Based on the review, we recommend that Landmark Engineering, LLC 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.

Landmark Engineering, LLC should be assigned a Task Order, in the not-to-exceed amount of **\$14,240.00**.

End of Memorandum