



PUBLIC BUILDING COMMISSION
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE MEETING
May 8, 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 May 8, 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, Acting Executive Director

James Borkman
Patrice Doyle
Tanya Foucher-Weekley
Lisa Giderof
Gabriela Herrera, Neal and Leroy
Rudy Manning (remote)
Bryant Payne (remote)
Mary Pat Witry

The reading of the minutes of the April 3, 2024, 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 Material Testing Services to Interra, Inc., MBE firm, for the Joint Public Safety Training Campus (JPSTC) Phase 1A – Outlot/Restaurant Project in the amount of \$45,007.50 and for the Salt Dome Replacement Facility (Grand Avenue) in the amount of \$14,274.50.

The Director of Procurement reported the appointment of a firm to provide Construction Management at Risk Services for the Malcolm X College West Side Learning Center Addition and Renovation Project located at 4624 West Madison Street. The PBC issued a Request for Proposals for the project and received five submissions. On April 2, 2024, the PBC hosted a Pre-Submission Conference and Site Visit at the West Side Learning Center.

The PBC convened an Evaluation Committee of knowledgeable and experienced staff from City Colleges of Chicago and the PBC. After an initial evaluation of the submissions three (3) firms were invited to an interview. By consensus, the evaluation committee recommends GMA Construction Group (GMA), a Minority Business Enterprise firm, as the best qualified firm with the ability to perform as Construction Manager at Risk for the project.

Commissioner Randall asked if the PBC had worked with this firm on previous projects. The Director of Procurement responded that GMA had not worked with the PBC, but staff at GMA worked on PBC projects, while employed with a different firm. The PBC is looking forward to working with the GMA team.

Next, the Director of Procurement reported on a recommendation of a firm to provide Design Architect Services for the Malcolm X College Learning Center Project, located in Washington Park, in the vicinity of Garfield Boulevard and Calumet Avenue.

The team reviewed the PBC's Architect of Record and Engineer of Record Letters of Interest and Qualifications (LIQ) Database comprised of 133 Architects and 71 Engineers. In consultation with City Colleges of Chicago, staff recommends the appointment of Interactive Design Architects, a Minority and Women Business Enterprise firm, as Design Architect for the Project. Interactive Design Architects had success with projects of similar scope and style. Commissioner Randall asked about the proposed location and the Director of Procurement responded that the site is adjacent to the CTA station.

Finally, the Director of Procurement reported on a Bid Opening for Contract C1607 for the Chicago Department of Transportation (CDOT) Capital Program – Alleys (Package 1) at various locations. A bid tab was provided to the Committee members and a pre-award meeting with the apparent lowest responsive, responsible bidder is scheduled. Commissioner Randall asked if staff had an explanation regarding the gap between the lowest bidder and the highest bidder. Acting Executive Director Giderof stated that the team did review internally, and two of the three bids are very competitive. The team is confident in the bids received. The apparent low bidder has worked with the PBC and CDOT. At the pre-award conference this week, the team will ensure that the contractor is familiar with all the requirements.

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

The Acting Executive Director reported that there are no Change Orders and reported on a Field Order for one project. The full Field Order Report is listed below.

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.

014 4/29/2024 (\$10.00)	Furnish all labor, material, and equipment associated with revisions to door and hardware.
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015 5/2/2024 \$111,196.00	Furnish all labor, material, and equipment associated with revisions to provide solid surface tile in lieu of structural glazed tile (SGT) and associated door and wall detail clarifications at specified locations; provide access panel in existing bathroom 116 to access existing overhead drain; power and data revisions to accommodate relocating of existing data and power for 3 existing monitors; modifications required for the niche at relocated drinking fountains.
017 4/4/2024 \$1,139.92	Modifications to toilet room accessories at various locations.
020 4/25/2024 \$14,026.32	Provide labor, materials, and equipment associated with revisions associated with the ComEd switchgear pad.
022 4/11/2024 \$4,693.46	Provide labor, materials, and equipment to provide tree revisions at the new parking lot at the southwest corner of project site.
Total:	\$131,045.70

The Acting Executive Director reported on regular reports, development status and other matters as follows.

Since the last Administrative Operations Committee meeting, PBC staff attended and hosted several community outreach engagements and are planning additional events.

On April 9, 2024, the PBC attended the 2024 Pathways to Cook County Summit at UIC. It was a very well attended event. It was a collaborative networking session with vendors, suppliers, sister agencies, county agencies, contractors, and developers.

On April 16, 2024, the PBC attended the Chicago Business Opportunity Day with the Chicago Minority Supplier Development Council. The PBC received this invitation following one of the Assist Agency conferences. This was a great opportunity to bring the PBC, assist agencies, contractors, developers, and vendors together to provide introductions and share information.

On April 25th, 2024, the PBC and partners hosted the third Morgan Shoal Community Update Meeting with Alderman Robinson, Alderman Yancy, President Preckwinkle, the Chicago Park District, CDOT, the U.S. Army Corps of Engineers and the Architect of Record. The intent was to provide an update following the last community meeting and listen and work with the residents who came out to participate in this important community process. Another update meeting will be planned.

On May 2, 2024, the PBC hosted an inaugural "Connection Session" at Malcolm X College. This initiative was developed at the PBC's Assist Agency Roundtable meeting. Assist agencies indicated that subcontractors, vendors, and suppliers are not always aware of opportunities. The PBC invited nineteen Assist Agencies, the PBC's Pre-qualified General Contractors and Pre-approved Job Order Contracting firms

to attend and meet with the subcontractors, vendors, and suppliers. PBC invited staff and students from Dawson Technical Institute and introduced the students, who had the opportunity to meet with the contractors in attendance. Job offers have been extended to some of the students. At the session, PBC staff met subcontractors, suppliers and vendors who are new to the PBC. The PBC received positive feedback from the event and will continue to host additional sessions in the future.

On May 20, 2024, the PBC plans to host an in-person community hiring event at Harris Park for the Kenwood High School Link and Mechanical Project. A virtual session will be held on May 29, 2024. These events provide the general contractor with the opportunity to meet, and interview interested residents to work on the project.

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

The meeting was adjourned.